



City of Woodland Park  
City Council Agenda  
March 4, 2021  
7:00 PM  
VIA ZOOM

The Woodland Park City Council is pleased to have residents of the community take time to attend City Council Meetings. Attendance and participation is encouraged. Individuals wishing to be heard during Public Hearing proceedings are encouraged to be prepared and will generally be limited to five (5) minutes in order to allow everyone the opportunity to be heard. **PUBLIC COMMENTS ARE EXPECTED TO BE CONSTRUCTIVE.** <sup>1</sup> Questions raised on non-agenda items may be answered at a later date by letter in order to facilitate proper research.

**PLEASE SIGN IN TO SPEAK ON A PARTICULAR AGENDA ITEM**

Written comments are welcome and should be given to the City Clerk prior to the start of the meeting. Written materials will not be accepted during regular agenda items in the interest of time.

Due to COVID -19 practices the City will be practicing social distancing and limiting the public to the first 17 people in attendance to include staff and Council in the City Council Chambers. Attendees are required to wear a face covering.

6:00 PM Executive Session:

Pursuant to C.R.S. Section 24-6-402(4)(e) to determine positions relative to matters that may be subject to negotiations, developing strategy for negotiations, regarding the purchase of property.

1. CALL TO ORDER AND ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. CEREMONIES, PRESENTATIONS AND APPOINTMENTS

- A. Appointment to the Keep Woodland Park Beautiful Committee. *(Tabled from the 2-18-21 Council Meeting)*  
*(Presenter: City Clerk Suzanne Leclercq)*
- B. Appointment of Valerie Lundy from an Alternate Member of the Board of Adjustment to a Permanent Member. *(Tabled from the 2-18-21 Council Meeting)*  
*(Presenter: City Clerk Suzanne Leclercq)*
- C. Appointment of and/or discussion of Mayoral position.  
*(Presenter: Mayor Pro-tem LaBarre)*

4. ADDITIONS, DELETIONS OR CORRECTIONS TO AGENDA

5. CONSENT CALENDAR

*All matters listed under Consent Calendar are considered routine business by the Council and will be enacted with a single motion and a single vote by roll call. There will be no separate discussion of these items. If discussion is deemed necessary, that item should be removed from the Consent Calendar and considered separately.*

- A. Approval of minutes from the February 4, 2021 and the February 18, 2021 Regular City Council Meeting. **(A)**  
*Presenter: City Clerk, Suzanne Leclercq*
- B. Approval of Agreement between the **CITY OF WOODLAND PARK**, a Colorado home rule municipality ("City"), and **Wilson Williams LLP** ("Law Firm") under which the Law Firm shall perform legal services for the City.  
*Presenter: Acting City Manager, Michael Lawson*

6. PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA <sup>1</sup>

**7. UNFINISHED BUSINESS**

(Public Comment may be heard <sup>1</sup>)

- A. None

**8. ORDINANCES ON INITIAL POSTING**

(Public comment may be heard <sup>1</sup>)

- A. Consider Ordinance No. 1392, Series 2021 on first reading establishing a 12 month moratorium on the applicability and effective date two definitions contained in Ordinance 1383, Series 2020 regarding recreational park trailers and recreational vehicles and set the public hearing for March 18, 2021. **(A)**  
*(Presenter: Sally Riley, Planning Director)*

**9. PUBLIC HEARINGS**

(Public comment may be heard <sup>1</sup>)

- A. Consider Resolution No. 872, Series 2021 for a 2-year extension of Conditional Use Permit 18-01 (Ordinance 1330, 2018) and Site Plan Review 18-01 to July 19, 2022 for a proposed 72,400 SF storage facility on 4.74 acres on Lot 1, W.P. Saddle Club Filing No. 1 (19350 E US Hwy 24) in the Service Commercial (SC) zone as requested by M3XP2, LLC (Applicant) and 19350 Group, LLC (Owner). **(QJ)**  
*(Presenter: City Planner Lor Pellegrino)*

**10. NEW BUSINESS**

(Public comment may be heard <sup>1</sup>)

- A. Approve Resolution No. 871, Series 2021 a Resolution Reasserting the Rights of the City of Woodland Park and Its Residents and Condemning the Unlimited Use of Executive Orders Being Allowed by the Colorado state Legislature. **(A)**  
*(Presenter: Mayor Pro-tem LaBarre and Councilmember Alfieri)*

**11. REPORTS**

(Public comment not necessary)

- A. Mayor’s Report
- B. Council Reports
- C. City Attorney’s Report
- D. City Manager’s Report
  - 1. December 2020 Sales Tax Report – Finance Director Katsimpalis

**12. ADJOURNMENT**

\*Per Ordinance No. 1363, Series 2020 posted on the City Website 2/25/2021

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<sup>1</sup>

Public comment is intended for the community to provide feedback to the City Council. In an effort to facilitate a productive meeting, we urge everyone to strive to be respectful of one another. Public Comment is not intended to be a platform for argument or abrasive conduct. City Council and staff will take note of your concerns and comments and will work towards providing a response at a later time as appropriate. We ask that you state your name and municipality of residence before you begin your comments. Comments will be limited to 5 minutes. We appreciate your assistance in creating an atmosphere of civility as we all work together for the betterment of our community.

**(Revised)**  
**Woodland Park City Council**  
**Council Chambers - City Hall**  
**February 4, 2020 Council Meeting Minutes**  
**7:00 PM**  
**(VIA ZOOM)**

*If interested in viewing the corresponding video / discussion related to the subject below you can go to the City's YouTube page to view the video.*

## 1. ROLL CALL

The following members of Council present via zoom: Mayor Pro-tem Hilary LaBarre, Councilmembers Stephanie Alfieri, Kellie Case, Rusty Neal, Jim Pfaff, and Robert Zuluaga.

The following Staff Members also in attendance via zoom for this meeting were: Acting City Manager, Michael Lawson, City Clerk, Suzanne Leclercq, Finance Director, Emily Katsimpalis, Planning Director, Sally Riley, Police Commander, Ryan Holzwarth, Management Analyst Rob Felts, Utilities Director, Kip Wiley, City Attorney, Jason Meyers and Public Works Director Robyn Brown.

Mayor Carr was not in attendance.

## 2. PLEDGE OF ALLEGIANCE

**The time being 5:05 PM Mayor Pro-tem LaBarre called for a motion to go into Executive Session.**

**MOTION:** Pursuant to C.R.S. Section 24-6-402(4)(e) to determine positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and instructing negotiators; all regarding recruitment of City Attorney Position. Zuluaga/Pfaff. Motion carried 6-0.

The following individuals were present for the Executive Session: Mayor Pro-tem Hilary LaBarre, Councilmembers Stephanie Alfieri, Kellie Case, Rusty Neal, Jim Pfaff, Robert Zuluaga, Acting City Manager Michael Lawson and City Clerk Suzanne Leclercq.

The Executive Session was concluded at 6:21 PM and the following motion was made:

**MOTION:** Resume regularly scheduled Council Meeting at 7:00 PM. Pfaff/Neal. Motion carried 6-0.

7:00 PM

Mayor Pro-tem LaBarre opened the meeting with the Pledge of Allegiance. LaBarre read a statement to the Council sharing that Mayor Carr was ill and would not be here this evening. LaBarre asked that the Council and the Public respect the family's privacy at this time.

## 3. CEREMONIES, PRESENTATIONS AND APPOINTMENTS:

Appointments to the Planning Commission, the Downtown Development Authority and Board of Adjustment.

**Planning Commission:** City Clerk Leclercq reviewed the Staff Report with the Council. Leclercq reviewed that there were currently three spots open and that the Clerk's Office had received four applications. Applications were by Bob Carlsen, Peter Scanlon, Eric Disman and Al Bunge.

Council interviewed the candidates via zoom. Peter Scanlon was not in attendance, Chairman of the Planning Commission Jon DeVaux spoke on Scanlon's behalf.

A vote (via zoom) was taken by Council and Eric Disman and Al Bunge both received 6 votes. Bob Carlsen and Peter Scanlon received 3 votes.

The following motions were made:

**MOTION:** To fill the third position at the next Council Meeting considering applicants Scanlon and Carlsen. Pfaff/Zuluaga. 6-0. Motion carried.

**MOTION:** To appoint Eric Disman and Al Bunge to the Planning Commission this evening. Case/Pfaff. 6-0. Motion carried.

**Downtown Development Authority (DDA):** City Clerk Leclercq reviewed the Staff Report with the Council. Leclercq reviewed that these appointments ended in a tie vote in June and Council decided to wait to appoint until there was a seven person Council. Applicants for these terms were Jerry Good, Elijah Murphy and Marty McKenna.

Council interviewed the candidates via zoom.

A vote (via zoom) was taken by Council and Elijah Murphy received 5 votes, Jerry Good received 5 votes and Marty McKenna received 3 votes. Councilmember Case did not vote for any of the candidates.

**MOTION:** To appoint Elijah Murphy and Jerry Good to the DDA. Pfaff/Alfieri. Motion carried 5-1 with Case voting no.

**MOTION:** To postpone the appointment of Marty McKenna to a later date. Pfaff/Alfieri. Motion carried 5-1 with Case voting no.

**Board of Adjustment:** City Clerk Leclercq reviewed the Staff Report with the Council. The Board of Adjustment currently has three open positions and the Clerk's Office received two applications from Dean Nelson and Jim Rumsey.

Council interviewed the candidates via zoom.

**MOTION:** To appoint Dean Nelson and Jim Rumsey to the Board of Adjustment. LaBarre/Neal. 6-0. Motion carried.

#### **4. ADDITIONS, DELETIONS OR CORRECTIONS TO AGENDA:**

#### **5. CONSENT CALENDAR:**

City Clerk Leclercq read the following into the Consent Calendar:

**A.** Approval of minutes from the December 3, 2020 Regular City Council Meeting and the December 17, 2020 Regular City Council Regular Meeting.

**B.** Approve December 2020 Statement of Expenditures and authorize the Mayor to sign Warrants in payment thereof.

C. Approve contract between the City of Woodland Park and KECI Colorado in the amount of \$281,017 for construction of the Safe Routes to Schools sidewalk project.

D. Approve contract between the City of Woodland Park and Haynes Mechanical Systems in the amount of \$62,453 for HVAC upgrades at the Woodland Park Police Department.

**MOTION:** To approve the Consent Agenda as presented. Case/Pfaff. 6-0. Motion carried.

**6. PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA:**

A. There was no Public Comment on Items not on the Agenda.

**7. UNFINISHED BUSINESS:**

A. None.

**8. ORDINANCES ON INITIAL POSTING**

Utilities Director Kip Wiley asked Council if he could present Ordinance No. 1390 and Resolution No. 869 at the same time as they were related to one another,

A. Consider Ordinance 1390, Series 2021 appropriating the purchase of certain water shares on initial posting and set the Public Hearing for February 18, 2021.

Wiley reviewed his Staff Report on initial posting.

**MOTION:** To approve Ordinance 1390, Series 2021 appropriating the purchase of certain water shares on initial posting and set the Public Hearing for February 18, 2021. Case/Neal. 6-0. Motion carried.

B. Approve Resolution No. 869, Series 2021 authorizing the purchase of water shares from certain sellers, and appropriating cash from the Enterprise Funds for said Purchase.

There being no questions of Council or from the Public the following motion was made:

**MOTION:** To approve Resolution No. 869, Series 2021 authorizing the purchase of water shares from certain sellers, and appropriating cash from the Enterprise Funds for said Purchase. Case/Neal. 6-0. Motion carried.

A. Consider Ordinance No. 1391, Series 2021 on initial posting declaring the instrument for Public Notification Process and Method for the City of Woodland Park for the Year 2021 and set the Public Hearing for February 18, 2021.

City Clerk Leclercq reviewed her Staff Report on initial posting with the Council. Councilmember Zuluaga read section 15.12 of the City Charter into the record. This is the section of the City Charter that addresses the Public Notification process. Zuluaga asked that this Charter citation be placed above the Public Notices as a reference on the City's website.

**MOTION:** Consider Ordinance No. 1391, Series 2021 on initial posting declaring the instrument for Public Notification Process and Method for the City of Woodland Park for the Year 2021 and set the Public Hearing for February 18, 2021. Zuluaga/LaBarre. 6-0. Motion carried.

*Prior to the start of the Public Hearings Mayor Pro-tem LaBarre read the QJ announcement into the record.*

## 9. PUBLIC HEARINGS

A. Approval of transfer of a Retail Liquor Store license by Ash & Devi Corp. dba Oasis Liquor, located at 1099 US Highway 24, Woodland Park, Colorado.

City Clerk Leclercq reviewed the Staff Report with the Council reviewing that Ash & Devi Corp. dba Oasis Liquor have met all of the requirements to receive approval of a transfer of a retail store liquor license.

There being no Council discussion Mayor Pro-tem LaBarre opened up the Public Hearing. There being no Public Comment LaBarre closed the Public Hearing.

**MOTION:** Approval of transfer of a Retail Liquor Store license by Ash & Devi Corp. dba Oasis Liquor, located at 1099 US Highway 24, Woodland Park, Colorado. Neal/Alfieri. 6-0. Motion carried.

B. Approval of transfer of Fermented Malt Beverage License from Alta #6006 located at 140 North Highway 67, Woodland Park, Colorado.

City Clerk Leclercq reviewed the Staff Report with the Council reviewing that Alta Store #6006 have met all of the requirements to receive approval of a transfer of a Fermented Malt Beverage License.

There being no Council discussion Mayor Pro-tem LaBarre opened up the Public Hearing. There being no Public Comment LaBarre closed the Public Hearing.

**MOTION:** Approval of transfer of a Fermented Malt Beverage License, located at 140 North Highway 67, Woodland Park, Colorado. Neal/Pfaff. 6-0. Motion carried.

C. Approve Ordinance No. 1389, Series 2020 to amend Section 2.44.020 B. and to amend the Historical Preservation Committee Bylaws, specifically, Article II - Membership, Section 2: Appointment and Term of Office to establish four-year terms.

Planning Director Riley reviewed her Staff Report with the Council. Riley shared that on April 7, 2020, a majority of the Woodland Park voters passed a City Charter amendment to Article V of the Charter that limits the appointments to the Historical Preservation Committee to two terms or a maximum of eight years whichever is lesser. Currently the Historical Preservation Committee's bylaws and rules of procedures limit HPC to two-year terms of office with no term limits. The Historical Preservation Committee is recommending to change to four year term limits beginning in 2021 with appointments taking place on February 18, 2021. Riley also shared that the Historical Preservation Committee met and voted unanimously to support Ordinance No. 1389.

There being no Council discussion Mayor Pro-tem LaBarre opened the Public Hearing. There being no Public Comment LaBarre closed the Public Hearing.

**MOTION:** To Approve Ordinance No. 1389, Series 2020 to amend Section 2.44.020 B. and to amend the Historical Preservation Committee Bylaws, specifically, Article II - Membership, Section 2: Appointment and Term of Office to establish four-year terms. Pfaff/Neal. 6-0. Motion carried.

The time being 9:00 PM Mayor Pro-tem called for a short break.

## 10. NEW BUSINESS

### A. Request to streamline process of alcohol in Meadowood Sports Complex.

City Clerk Leclercq reviewed her Staff Report with Council. As directed by Council, Leclercq is requesting to streamline the process of approving alcohol in Meadowood Sports Complex in the same manner as the process for approval of alcohol in Memorial Park.

Consensus was given to Leclercq to follow the same process for alcohol in Meadowood Sports Complex as in Memorial Park.

### B. Approve Resolution No. 870, Series 2021 a Resolution establishing the Single Family Residential Water Tap Allotment for 2021.

Wiley reviewed his Staff Report with Council reviewing that the City's Water Tap plan adopted in 1997 provides the mechanism by which the City controls single family residential water tap sales growth. Wiley reviewed that in 2021 the total recommended single family water tap allotment is 72, reduced from 4 taps from the 2020 allotment. The 2021 water tap allotment includes 52 taps based on the water supply and the most recent tap planning number of 524; and it includes 20 taps available from the borrow bank set up as part of the original water tap management plan.

There being no discussion from Council or questions from the Public the following motion was made:

**MOTION:** Approve Resolution No. 870, Series 2021 a Resolution establishing the Single Family Residential Water Tap Allotment for 2021. Pfaff/Zuluaga. 6-0. Motion carried.

C. Approve Resolution No. 871, Series 2021, a Resolution Reasserting the Rights of the City of Woodland Park and its Residents and Condemning the Unconstitutional Limitations Imposed Upon their Freedoms by the Governor of Colorado.

Councilmember Alfieri introduced Resolution No. 871, Series 2021.

Councilmember Neal shared that he felt that there was a flaw in the Resolution concerning free speech and that he felt the Governor hadn't crossed the threshold of being unconstitutional. Neal shared that he felt he could support the Resolution if the language was changed.

Councilmember Pfaff shared that he felt that quarantine and isolation by definition were to be targeted for people that are sick. Pfaff shared that we don't need the Government telling us to quarantine and isolate and that they have no authority to make broad-based decisions like that.

Councilmember Case shared that she like everyone else believes we need to get on with our lives but not at the cost of another person's life. Case shared she felt like we were turning a corner and

that she was responsible to the citizens that elected her to protect their health, safety and welfare.

Councilmember Alfieri shared that Council could pass the Resolution and amend it in the future to reflect different language. Alfieri Shared that passing this Resolution now would send a clear message that everyone has the right to live as they chose and businesses have the right to operate as they chose. Alfieri also noted that it is a Resolution and cannot be enforced and that Council needs to standup and protect the Citizens.

Mayor Pro-tem LaBarre shared that she like to table the Resolution until Mayor Carr returns. LaBarre shared that this is a very important issue and would appreciate his participation. LaBarre shared that she spoke with the Mayor of Monument and he felt the language should be tweaked a bit and be a bit less vague. The Mayor of Monument and Mayor Pro-tem LaBarre felt that changing the language may help the City a bit more legally.

Councilmember Zuluaga asked City Attorney Meyers if he saw anything in the Resolution that the Council should worry about. Meyers shared that the Resolution is a very difficult unsettled issue and that he isn't sure the Courts would uphold. Meyers echoed the concerns the other Councilmembers had and advised the Council on being clear when they present it to the Community as to what the City can and cannot enforce. **Councilmember Zuluaga asked the City Attorney specifically if there were any language concerns with the Resolution and City Attorney Meyers answered no.**

At this time Mayor Pro-tem LaBarre opened up the Public Comment. Mike Nakai asked Council some questions that they may not have taken into consideration. Bob Volpi spoke against the Resolution. Carl Anderson, Elijah Murphy and Kelly Kane all spoke in favor of the Resolution.

Brianna Jensen a reporter from the Gazette asked the Council if they were concerned about conflicting messages to the residents of Woodland Park with the mayor being in the hospital with COVID.

Council continued their discussion on the Resolution.

Acting City Manager Lawson commended the Council on the high quality dialogue and refreshing conversation. Lawson shared that he was impressed with the amount of research that had been done by all of Council.

**MOTION:** To approve Resolution No. 871, Series 2021, a Resolution Reasserting the Rights of the City of Woodland Park and its Residents and Condemning the Unconstitutional Limitations Imposed Upon their Freedoms by the Governor of Colorado. Zuluaga/Alfieri. 3-3. Tie vote. Councilmembers LaBarre, Case and Neal voting no. Tie vote tables the Resolution until the next City Council meeting which will be February 18, 2021.

## **11. REPORTS:**

**A. Mayor's Report:** Mayor Pro-tem LaBarre shared the events of the upcoming two weeks. LaBarre also shared that she had the opportunity to speak with Ute Pass Ambulance this week and learned of some very interesting services they offer. LaBarre will bring more information regarding the Ambulance Service to a future Council Meeting.

The time being 11:00 PM Alfieri made a motion to continue the Council Meeting for another half an hour. Zuluaga seconded it and the motion carried 6-0.

Councilmember Neal shared that he has been asked by citizens to bring the topic forward of having an Ordinance of some type that would address individuals cleaning up after their dogs. Neal shared he will also be addressing this issue with Keep Woodland Park Beautiful.

Councilmember Pfaff shared that the Historical Preservation Committee discussed a grant for the roof on the cabin and that they are waiting to hear back regarding some asbestos abatement. Pfaff also shared information on a documentary on dude ranches featuring some in Teller County.

Councilmember Zuluaga thanked the staff for putting the resources regarding the COVID vaccine on the front page of the City's website. Zuluaga shared that Main Street had a work session with DOLA. Zuluaga thanked Rob Felts and Michael Lawson for working with Charis on the AV equipment in the Council Chambers. Zuluaga reported that the DDA held a meeting on Tuesday.

**B. Council Reports:**

**C. City Attorney Reports:** City Attorney Meyers shared his gratitude to the Council and the City of Woodland Park for the past two years and was looking forward to his future in Frederick.

**D. City Managers Reports:** Finance Director Katsimpalis reviewed the Sales Tax report for November with the Council.

Mayor Pro-tem LaBarre adjourned the meeting at 11:19 PM.

Respectfully submitted:

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Suzanne Leclercq MMC, City Clerk

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020

\_\_\_\_\_  
Hilary LaBarre, Mayor Pro-tem

**Woodland Park City Council  
Council Chambers - City Hall  
February 18, 2021 Council Meeting Minutes  
7:00 PM  
(VIA ZOOM)**

*If interested in viewing the corresponding video / discussion related to the subject below you can go to the City's YouTube page to view the video.*

**1. ROLL CALL - 6:00 PM**

The following members of Council present via zoom were: Mayor Pro-tem Hilary LaBarre, Councilmembers Stephanie Alfieri, Kellie Case, Rusty Neal, Jim Pfaff (arrived at 7:03 PM), and Robert Zuluaga.

The following Staff Members also in attendance via zoom for this meeting were: Acting City Manager, Michael Lawson, City Clerk, Suzanne Leclercq, Planning Director, Sally Riley, Police Chief, Miles DeYoung, Management Analyst Rob Felts, Utilities Director, Kip Wiley, City Attorney, Geoff Wilson and Public Works Director Robyn Brown.

**Motion:** To move into Executive Session pursuant to C.R.S. Section 24-6-402(4)(e) to determine positions relative to matters that may be subject to negotiations, developing strategy for negotiations, regarding the purchase of property. Neal/Case. Motion carried 5-0.

The following individuals were present for the Executive Session: Mayor Pro-tem LaBarre, Councilmembers Alfieri, Case, Neal and Zuluaga. Acting City Manager Michael Lawson, City Attorney Geoff Wilson, Planning Director Sally Riley and City Clerk Suzanne Leclercq were also present for the Executive Session.

The Executive Session began at 6:09 PM.

The Executive Session concluded at 6:56 PM and Mayor Pro-tem LaBarre opened the Public Meeting at 7:00 PM.

**2. PLEDGE OF ALLEGIANCE**

At this time Mayor Pro-tem LaBarre asked for a Moment of Silence to honor Mayor Val Carr and his passing on Tuesday, February 16, 2021.

**3. CEREMONIES, PRESENTATIONS AND APPOINTMENTS:**

Appointments to the Planning Commission, the Historical Preservation Committee and the Keep Woodland Park Beautiful Committee.

**Planning Commission:** City Clerk Leclercq reviewed that at the last Council Meeting there was a tie for appointment to the Planning Commission between incumbent Peter Scanlon and Bob Carlsen. As a result of the tie this item was tabled and Leclercq was presenting it before Council again for their consideration.

Leclercq noted that Peter Scanlon was available via zoom to answer any Council questions and that Bob Carlsen was not present this evening. Peter Scanlon shared with the Council his desire to continue on the Planning Commission.

The following motions were made:

**MOTION:** To appoint Peter Scanlon to the Planning Commission. Case/Neal. 3-3 Motion tied.

**MOTION:** To appoint Bob Carlsen to the Planning Commission. Alfieri/Pfaff. 3-3 Motion tied.

As a result of the ties on both motions no appointment was made and as per policy this item will be tabled until the next Council Meeting, February 18, 2021.

**Historical Preservation Committee:** City Clerk Leclercq reviewed with Council that the Historical Preservation Committee currently had two openings and that she had received an application from incumbent Larry Black to continue to serve.

Larry Black was available via zoom and shared his desire to continue on this Committee.

Councilmember Alfieri noted that Council had not received the applications until 24 hours ago and would like to table this appointment to the next meeting after Council has had the appropriate time to review the applications. Councilmember Zuluaga shared that he supported Alfieri in her request for more time.

The following motion was made:

**MOTION:** To appoint Larry Black to the Historical Preservation Committee. Case/Neal. 4-2 Motion carried.

**MOTION:** A motion was made to table the appointments to the Board of Adjustment and the Keep Woodland Park Beautiful Committee to the next Council Meeting to allow Council more time to review the applications. Pfaff/Zuluaga. 6-0. Motion carried.

#### 4. ADDITIONS, DELETIONS OR CORRECTIONS TO AGENDA:

#### 5. CONSENT CALENDAR:

City Clerk Leclercq read the following into the Consent Calendar:

- A. Approval of minutes from the February 4, 2021 Regular City Council Meeting.

Councilmember Zuluaga asked that this item be tabled to allow City Clerk Leclercq time to review the recording and make an amendment that he had suggested.

**MOTION:** To table the approval of the minutes from the February 4, 2021 City Council Meeting until the February 18, 2021 Council Meeting. Neal/Pfaff. Motion carried 6-0.

- B. Approval of Agreement between the City of Woodland Park, a Colorado home rule municipality and Murry Dahl Berry & Renaud LLP under which the Law Firm shall perform legal services for the City.
- C. Approve January 2020 Statement of Expenditures and authorize the Mayor to sign Warrants in payment thereof.

At this time Councilmember Zuluaga asked questions regarding the Statement of Expenditures and Staff answered his questions. Councilmember Case shared that she did not feel the Council should be asking questions line by line and check by check regarding the Statement of Expenditures. Councilmember Pfaff agreed with Case. Councilmember Alfieri shared that she felt this forum was an appropriate time to ask these question so that the citizens may be better informed. Councilmember Zuluaga shared that he will not apologize for the time this takes because it builds

trust with the citizens to discuss during an open forum. Zuluaga shared that he felt this was a healthy dialogue and valuable information for the Community.

**MOTION:** To approve the Consent Agenda as presented excluding the February 4, 2021 Meeting Minutes. Alfieri/Zuluaga. 6-0. Motion carried.

A citizen named Anna shared on zoom that she appreciated the questions of the expenditures in a public forum.

**6. PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA:**

A. There was no Public Comment on Items not on the Agenda.

**7. UNFINISHED BUSINESS:**

A. None

**8. ORDINANCES ON INITIAL POSTING**

A. None

**9. PUBLIC HEARINGS**

A. Approve Ordinance 1390, Series 2021 appropriating the purchase of certain water shares.

Utilities Director Kip Wiley reviewed this Ordinance with the Council. Mayor Pro-tem LaBarre opened the Public Meeting. There being no Public Comment or Council Discussion a motion was made.

**MOTION:** Approve Ordinance 1390, Series 2021 appropriating the purchase of certain water shares. Pfaff/Neal. 6-0. Motion carried.

B. Approve Ordinance No. 1391, Series 2021 declaring the Instrument for Public Notification Process and Method for the City of Woodland Park for the Year 2021.

City Clerk Leclercq reviewed this Ordinance with the Council. City Clerk Leclercq shared with the Council and the Public on how they can view the Public Notices on the website. Councilmember Zuluaga asked that the Charter Section 15.12 be added to this section on the website so that the Public and always refer to it. Councilmember Pfaff suggested that Leclercq may think about adding a special button dedicated to Public Notices on the home page.

Mayor Pro-tem LaBarre opened up the Public Comment section of the Public Hearing. There being no Public comment Mayor Pro-tem LaBarre closed the Public Meeting.

**MOTION:** Approve Ordinance No. 1391, Series 2021 declaring the Instrument for Public Notification Process and Method for the City of Woodland Park for the Year 2021. Zuluaga/Alfieri. 6-0. Motion carried.

**10. NEW BUSINESS**

A. None

**MOTION:** Approve Resolution No. 870, Series 2021 a Resolution establishing the Single Family Residential Water Tap Allotment for 2021. Pfaff/Zuluaga. 6-0. Motion carried. **REPORTS:**

**A. Mayor’s Report:** Mayor Pro-tem LaBarre acknowledged that Mayor Carr’s son had joined the meeting and thanked him for being there. LaBarre shared that the Council would be looking at a way they could memorialize his father.

Mayor Pro-tem LaBarre and Council shared sentiments regarding Mayor Carr and shared their condolences with Sherry and Family.

Mayor Pro-tem LaBarre shared that she would like to have a discussion in the near future on the Resolution regarding tie votes.

Mayor LaBarre shared the process regarding filling the Mayoral position to the media and community. LaBarre shared that the Charter allows us to take time with this matter and that there were several ways the Council could move forward appointing this position. LaBarre shared that the Council could chose to appoint the Mayor Pro-tem to the position, advertise and ask for those interested in appointments or call for a Special Election. LaBarre asked for some time so the Council could think about it and make a peaceful decision.

**B. Council Reports:** Councilmember Zuluaga shared that the DDA would be having a dedication of the Cog Car on February 27, 2021 at 10:30 AM. Councilmember Case shared that she would like to see the moratorium put in place for the 180 days regarding recreational vehicles and that she would like to pull Resolution #871 permanently regarding condemning unconstitutional limitations imposed upon their freedom by the Governor of Colorado.

**C. City Attorney Reports:** City Attorney Geoff Wilson shared that he was happy to be present.

**D. City Managers Reports:** Planning Director Riley updated the Council on the Comprehensive Plan and that Logan Simpson would be reaching out to community members soon. Acting City Manager Lawson shared that the County had now moved to the Blue Level on the COVID dial and that City Hall was now open to the public. Lawson also shared some sentiments on the passing of Mayor Carr.

Mayor Pro-tem LaBarre adjourned the meeting at 8:48 PM.

Respectfully submitted:

\_\_\_\_\_  
Suzanne Leclercq MMC, City Clerk

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020

\_\_\_\_\_  
Hilary LaBarre, Mayor Pro-tem

## LEGAL SERVICES AGREEMENT

THIS AGREEMENT is between the **CITY OF WOODLAND PARK**, a Colorado home rule municipality ("City"), and **WILSON WILLIAMS LLP** ("Law Firm") under which the Law Firm shall perform legal services for the City.

WHEREAS, pursuant to Article VI, Section 6.1 of the City of Woodland Park Charter, the City Council of the City has appointed the Law Firm as its Interim City Attorney; and

WHEREAS, by formal action at their regular meeting on February 4, 2021, the City Council approved said appointment of the Law Firm as Interim City Attorney.

NOW THEREFORE, the City and the Law Firm agree as follows:

1. Scope of Legal Services. The Law Firm will provide any and all legal services requested of it by the Mayor, City Council, City Manager, and any boards or employees of the City authorized by the Mayor, City Council or City Manager to request legal services of the Law Firm. Such services shall include, but are not limited to the following:

- a. Attend regular and special meetings of the City Council; attend work session meetings of the City Council as requested.
- b. Attend meetings and conferences with City Council, City boards and commissions, City staff and officers as directed by the Mayor, City Council or the City Manager.
- c. Prepare and/or review ordinances and resolutions.
- d. Prepare and/or review contracts for services, materials and real estate involving the City.
- e. Respond to all inquiries and communications of a general legal nature from the Mayor, members of the City Council, City Manager, and City staff.
- f. Represent the City in its dealings and negotiations with federal, state and local governmental entities and agencies, special improvement districts and utilities, affecting the City.
- g. Represent the City in litigation matters involving the City.
- h. Enter an appearance in and/or monitor litigation matters that are being actively handled by outside counsel.

i. Perform such other duties as may be prescribed by the Mayor, City Council, or City Manager.

The Law Firm agrees to exert its best efforts on behalf of the City and to handle the matters for which representation has been requested of it faithfully and with due diligence. The Law Firm cannot and does not guarantee or agree that a result favorable to or satisfactory to the City will be achieved. No settlement or compromise will be made without the City's consent.

2. Identification of Client. It is understood that the Law Firm's client for purposes of its representation is the City of Woodland Park and not any of its individual members or constituents, or any other entities whose interests are being represented by those individuals.

3. Term. It is understood that the Interim City Attorney serves at the pleasure of the Mayor and City Council, and this Agreement shall therefore be for an indefinite term.

4. Performance Review. The parties agree that the performance of the Interim City Attorney shall be reviewed by the City Council and City Manager annually.

5. Designated City Attorney. Subject to other direction from the City, Geoffrey Wilson will serve as the designated Interim City Attorney, with Nina P. Williams serving as the principal deputy. The Interim City Attorney may delegate certain research or drafting projects or other matters to other attorneys in the Law Firm who have expertise in the area of the legal services requested; however, any such delegated work will be performed directly under their supervision and responsibility.

6. Management. At least quarterly, the Interim City Attorney will confer with the City Manager to identify legal service priorities, and to plan for the management of the legal services budget.

7. Compensation and Expenses. The City will compensate Law Firm for professional legal services as indicated below. Expenses such as photo copying will be charged at the rates set forth on the attached **Schedule of Costs**.

<u>Attorney</u>	<u>Hourly Municipal Rate</u>
Geoffrey Wilson	\$ 215.00
Partners	\$ 215.00
Nina P. Williams	\$ 215.00
Paralegals/Support staff	\$ 95.00
Associates	\$ 175.00

a. Other Expenses. In addition to the foregoing hourly rates for legal services fee, The Law Firm shall charge and the City shall pay all costs incurred by the Law Firm in providing legal services to the City. Examples of such costs include

charges for filing fees, depositions, expert witnesses, consultants, travel, long distance telephone, computer research, photocopies, scanning, color printer, messenger service, etc. The City shall, upon request of the Law Firm, advance to the Law Firm the payment of any single item of cost that exceeds Five Hundred Dollars (\$500.00). A copy of the Schedule of Costs is attached hereto as Exhibit A.

b. *Monthly Billings.* The Law Firm will bill the City on a regular basis, normally each month, for both fees and disbursements. All bills will reflect services already performed and disbursements already made and are due upon receipt. Any amounts not paid within 60 days of the date of the bill shall be subject to a late payment charge of 1-1/2% per month (18% per year). If the City fails to pay any charges within 90 days of the date of the bill the Law Firm may elect to stop all work for the City. The City's obligation to make prompt payment of all charges does not depend upon achievement of any specific result. Payments will be applied first to the oldest amounts outstanding.

c. *Rates Generally.* The Law Firm agrees that it shall not raise nor seek to raise the hourly rates for legal services provided under this agreement for a period of four (4) years from the effective date of this agreement.

8. Billing Statement. The Law Firm will provide a computer generated billing statement each month setting forth the following information in a readable, detailed format:

- a. The date services are provided.
- b. The description of those services.
- c. The legal professional performing those services.
- d. The applicable hourly rate.
- e. The amount of time expended.
- f. A total of the cost of those services.
- g. With respect to disbursements and other expenses, the billing statement will indicate the date, the item of expense and the cost of that expense in a cumulative total of all expenses that month.

9. Miscellaneous. The City may terminate this Agreement at any time. If the City discharges the Law Firm, the City shall pay all fees and costs incurred to the date of termination. Subject to the Colorado Rules of Professional Conduct and any applicable court rules, the Law Firm may, after reasonable advance written notice to the City, terminate this Agreement. If the Law Firm terminates this Agreement, the City shall pay all fees and costs incurred to the date of termination.

10. Arbitration. Although we do not expect that any dispute between us will arise, in the unlikely event of any dispute under this Agreement, including a dispute regarding the amount of legal fees or costs owed to the Law Firm or the quality of the

Law Firm's services, including any claim of malpractice, such dispute shall be subject to binding arbitration. The City and Law Firm acknowledge that they are waiving their right to seek remedies in court, including the right to a jury trial. (This clause does not prevent the City and the Law Firm from trying to resolve any dispute through voluntary mediation, but there is no requirement to do so.)

Any dispute concerning fees or costs shall be submitted to the Legal Fee Arbitration Committee of the Denver Bar Association and the decision of the Committee shall be final and binding on both parties. Any dispute concerning the quality of the Law Firm's services, including malpractice claims, shall be submitted to a single arbitrator and the decision of the arbitrator shall be final and binding on both parties. A final judgment can be entered on the arbitration award by a court of competent jurisdiction. The arbitrator shall be selected from the Judicial Arbiter Group, Denver, Colorado unless the parties agree otherwise. If the parties do not agree on the selection of a single arbitrator within ten days after a demand for arbitration is made, then the arbitrator shall be selected by the Judicial Arbiter Group from among its available professionals.

All arbitrations shall be held in Denver, Colorado unless the parties mutually agree on some other location. All arbitrations shall proceed under the Commercial Arbitration Rules of the American Arbitration Association, except as modified in this Agreement, unless otherwise agreed by the parties. The arbitrator shall have the discretion to order that the costs of arbitration, fees (including expert witness and reasonable attorney fees), and other costs shall be borne by the losing party. Any filing fees or other administrative costs of arbitration shall be divided equally between the City and the Law Firm. Arbitration of all disputes, and the outcome of the arbitration, shall remain confidential between the parties.

11. Document Retention. The City acknowledges that the files the Law Firm creates and compiles for work on the City's matters, including notes, correspondence, pleadings, research, and documents which we prepare, will not be kept indefinitely. It is the Law Firm's policy to destroy all files (including all documents and materials therein), seven (7) years after we send such files to remote storage upon completion of each matter. However, if some legal restriction on destruction is imposed or some new development occurs, the retention period may be modified. This file destruction process is automatic and the City will not receive further notice prior to the destruction of these files. Accordingly, if the City wishes to maintain a record of any matter beyond our retention period, the City should consider maintaining its own files relating to the matters that we are handling.

12. Governing Law. This Agreement shall be construed in accordance with, and governed by the laws of the State of Colorado.

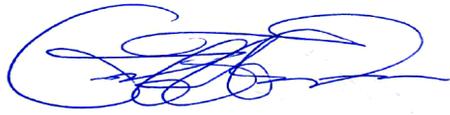
13. Amendment. This Agreement may be amended only by a written instrument signed by both of the parties hereto.

14. Prior Agreements. This Agreement shall supercede all prior agreements between the parties concerning the provision of legal services.

15. Signature. THE LAW FIRM AND THE CITY HAVE READ THIS DOCUMENT, UNDERSTAND IT, AND AGREE TO IT.

EXECUTED on this 4<sup>th</sup> day of March, 2021, to be effective as of March 1, 2021.

**WILSON WILLIAMS LLP**

By:   
\_\_\_\_\_  
Geoffrey Wilson, Partner

Date: \_\_\_\_\_

**CITY OF WOODLAND PARK, COLORADO**

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

ATTEST:

By: \_\_\_\_\_  
Suzanne Leclercq, City Clerk

## EXHIBIT A

### Schedule of Costs

1. **Long Distance Telephone Charges:** There is no charge for long distance calls.
2. **Faxes:** There is no charge for faxes received or for faxes sent within the local calling area. For faxes sent outside of the local calling area, the Client is charged for the long distance telephone connection.
3. **Copying and Scanning:** Document scanning and copying charges are \$.10 per page for black and white copies, and \$.50 per page for color copies made within the Firm. Copying, collating, binding, and scanning performed outside the Firm shall be charged at actual cost. The decision to use outside scanning, copying, collating and binding services shall be made on a case-by-case basis as the circumstances require.
4. **Deliveries:** Items delivered by commercial messenger service are billed at the actual rate charged by the service.
5. **Legal Research:** The charge to the Client includes the usage amount billed directly to the Firm from its on-line legal research provider in relation to the Client's case.
6. **Mileage:** Mileage is charged at a rate consistent with the guidelines published by the IRS.
7. **Other Costs:** Other third party costs will be billed to Clients at the same rate the Firm is billed for the third party services.

**WILSON WILLIAMS LLP**  
**PRIVACY POLICY NOTICE**

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Attorneys, like other professionals, who advise on certain personal matters, are required by federal law to inform their Clients of their policies regarding privacy of Client information. Attorneys have been and continue to be bound by professional standards of confidentiality that are even more stringent than those required by this privacy policy. Therefore, please understand that your privacy is important to us and we will always protect your right to privacy. Maintaining your trust and confidence is a high priority to this law firm. The purpose of this notice is to comply with the law by explaining our privacy policy with respect to your personal information.

**NONPUBLIC PERSONAL INFORMATION WE COLLECT:**

In the course of providing our Clients with legal services, we collect personal and financial information about our Clients that is not available to the public and which is provided to us by our Clients or obtained by us with their authorization or consent.

**PRIVACY POLICY:**

As a Client of Wilson Williams LLP, rest assured that all nonpublic personal information that we receive from you is held in confidence, and is not released to people outside the firm, except as agreed to by you, or as is permitted or required by law and applicable ethics rules.

**CONFIDENTIALITY AND SECURITY:**

We retain records relating to professional services that we provide so that we are better able to assist you with your professional needs and, in some cases, to comply with professional guidelines. We restrict access to nonpublic, personal information about you to those people in the firm who need to know that information to provide services to you (and their support personnel). In order to guard your nonpublic personal information, we maintain physical, electronic, and procedural safeguards that comply with our professional standards as well as federal regulations.

Please call the attorney you work with if you have any questions. Your privacy, our professional ethics, and the ability to provide you with quality service are very important to us.

**CITY OF WOODLAND PARK, COLORADO  
ORDINANCE NO. 1392, SERIES 2021**

AN ORDINANCE IMPOSING A TWELVE (12) MONTH MORATORIUM ON THE APPLICATION OF PORTIONS OF ORDINANCE 1383, SERIES 2020 AS THEY RELATE TO THE DEFINITIONS OF RECREATIONAL PARK TRAILERS AND RECREATIONAL VEHICLES.

**WHEREAS**, the City of Woodland Park has become aware of several potential unintended consequences with the passage and application of Ordinance 1383, Series 2020 as it relates to the operation of campgrounds and recreation vehicle parks; and,

**WHEREAS**, the City Council of the City of Woodland Park finds, determines and declares that it is necessary to further study and review the implications of Ordinance 1383, Series 2020 on recreational vehicle parks during which a twelve (12) month moratorium on the effective date and applicability of certain portions of the Ordinance; and,

**WHEREAS**, the City Council determines that the unintended impacts to the property values of recreation vehicle parks and to the people currently residing within the City at recreational vehicle parks could create immediate harm if the current definitions are applied without further consideration; and,

**WHEREAS**, the City Council after public hearing deems it to be in the City's best interest to proceed with addressing the impacts and potential code amendments while the moratorium is in effect.

**NOW, THEREFORE, THE CITY OF WOODLAND PARK, COLORADO, ORDAINS:**

Section 1. Moratorium. The City Council of Woodland Park hereby declares a twelve (12) month moratorium on the applicability and effective date of the following definitions contained in Ordinance 1383, Series 2020:

18.06.405. "Recreational park trailers" means a trailer-type unit that is primarily designed to provide temporary living quarters of no more than 180 days for recreational, camping, or seasonal use that is built on a single chassis mounted on wheels. Recreational park trailers are typically constructed in compliance with applicable American National Standards Institute (ANSI) standard A 119.5. Recreational park trailers are only allowed in recreational vehicle parks and/or campgrounds.

18.06.410. "Recreational vehicle" means a vehicle which is manufactured, constructed, or equipped primarily for use as a self-propelled home, house car, or mobile living quarters,

capable of being legally operated on the highways, and containing permanently installed essential living facilities for intermittent or short-term occupation of no more than 180 days. This term shall not include any towed utility trailer, nor shall it include any vehicle defined in the license and registration laws as an automobile or passenger bus.

Section 2. Effective Date. Pursuant to the Woodland Park Charter Article VII Section 7.5, this Ordinance shall take effect seven (7) days after publication following final passage.

Section 3. Sunset Clause. This moratorium shall be in effect no longer than twelve (12) months from the effective date, unless a subsequent regular ordinance extends this timeframe, or City Council determines the useful life of the moratorium has passed and ends the moratorium early by enacting a subsequent resolution.

Section 4. Interpretation. This Ordinance shall be so interpreted and construed as to effectuate its general purpose. Article and section headings of the Ordinance shall not be deemed to govern, limit, modify, or in any manner affect the scope, meaning or extent of the provisions of any article or section thereof.

Section 5. Savings Clause. Should any article, section, clause or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the balance of this Ordinance.

PASSED BY CITY COUNCIL ON FIRST AND FINAL READING AS AN EMERGENCY ORDINANCE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

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Mayor Pro-tem Hilary LaBarre

ATTEST:

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Suzanne Leclercq, City Clerk



**WOODLAND PARK**  
CITY ABOVE THE CLOUDS

# STAFF REPORT TO CITY COUNCIL

**Public Hearing: 7 pm - March 4, 2021**

<u>Agenda Item</u>	<u>Department</u>	<u>Presenter</u>
9.A.	Planning	Lor Pellegrino, AICP

## AGENDA ITEM 9.A

**CUP2021-01/SPR2021-01 Extension of Woodland Park Self Storage Conditional Use Permit (CUP) and Site Plan Review (SPR):** A request by M3XP2, LLC (Applicant) & 19350 Group, LLC (Property Owner) for a 2-year extension of CUP18-01/SPR18-01 & Ordinance 1330, 2018 for a 72,400 SF storage facility proposed on 4.75 acres described as Lot 1, W.P. Saddle Club Filing No. 1 (19350 E US Hwy 24) in the Service Commercial (SC) zone. (QJ) (City Council Public Hearing 7 p.m., March 4, 2021)

## BACKGROUND

On January 29, 2021, the City received a written request to extend CUP18-01 (which was approved by City Council by Ordinance 1330, 2018) and SPR 18-01 all for a 72,400 SF self-storage facility on 4.75 acres. The original approvals granted by City Council on July 19, 2018 are attached to this staff report. Pursuant to Municipal Code 18.34.110 (Site Plan) and 18.57.090 (CUP) "authority to issue a zoning/development permit [ZDP] or building permit... shall expire two



years after the date of approval". Since the developer continues to proceed with the submitted ZDPs (for infrastructure and site work, the water utility bore under US24, and the climate-controlled building), they request an extension of the CUP and SPR approvals for an additional two years - from July 19, 2020 to July 19, 2022.

### **PLANNING COMMISSION FINDINGS**

After due consideration and a public hearing on February 25, 2021, the Planning Commission recommended approval a 2-year extension of CUP18-01 (Ordinance 1330, 2018) and SPR18-01 to July 19, 2022.

### **STAFF FINDINGS**

Staff believes that it is reasonable to extend the CUP and SPR to 2022 finding that the applicant is willing to proceed with the proposed development and further finding that, while many things have changed since the original approval (*i.e.* COVID-19), the zoning regulation amendments that occurred between 2018 and today do not materially affect the CUP and SPR approvals for this development and all the conditions approved still stand and apply.

### **RECOMMENDATION**

Move to approve Resolution No. 872, Series 2021, a 2-year extension of CUP18-01 (Ordinance 1330, 2018) and SPR18-01 to July 19, 2022.

### **ATTACHMENTS**

Extension Request  
Ordinance 1330, 2018 (CUP18-01)  
SPR18-01 (approved site plan)  
Planning Commission 2-25-2021 Minutes

**CITY OF WOODLAND PARK, COLORADO**

**RESOLUTION NO. 872, SERIES 2021**

**A RESOLUTION GRANTING A 2-YEAR EXTENSION OF CONDITIONAL USE PERMIT 18-01 (ORDINANCE 1330, 2018) AND SITE PLAN REVIEW 18-01 TO JULY 19, 2022.**

Whereas Ordinance 1330, Series 2018, an ordinance granting a Conditional Use Permit [CUP] and Site Plan Review [SPR] for 18.09.090.v.2 Commercial Warehousing and Storage, 18.09.090.v.3 Mini-storage Warehouse, 18.09.090.v.4 Professional/ Business/Office/Storage Warehouse” in the Service Commercial zone at 19250 E US Highway 24, was passed by City Council on July 19<sup>th</sup>, 2018; and

Whereas pursuant to Municipal Code §18.34.110 (Site Plan) and §18.57.090 (CUP), authority to issue a zoning/development permit [ZDP] or building permit expires two years after the date of approval (in this case, on July 19<sup>th</sup> 2020); and

Whereas the City has received a request from the property owner to extend the authority to issue a ZDP or building permit for two (2) additional years, to July 19<sup>th</sup>, 2022; and

Whereas pursuant to Municipal Code §18.34 (Site Plan) and §18.57 (CUP), a notice of public hearing was published, a sign was posted on-site, and letters were mailed to adjacent property owners; and

Whereas the Woodland Park Planning Commission considered the request on February 25, 2021 and recommended that City Council grant the request for a 2-year extension based on evidence contained in the staff report and presented at public hearing; and

Whereas City Council considered the request, the Planning Commission recommendation, the staff recommendation including evidence contained in the staff report and presented at public hearing on March 4, 2021, and hereby finds that the request for the 2-year extension is reasonable and acceptable.

NOW THEREFORE, BE IT RESOLVED BY THE CITY OF WOODLAND PARK:

Section 1. The authority to issue a zoning/development permit [ZDP] or building permit for Conditional Use Permit 18-01 (Ordinance 1330, 2018) and Site Plan Review 18-01 is hereby extended from to July 19, 2022.

THIS RESOLUTION WAS PASSED AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 4<sup>TH</sup> DAY OF MARCH, 2021.

Signed by the Mayor: \_\_\_\_\_

Attested by the City Clerk: \_\_\_\_\_

**WOODLAND PARK PLANNING COMMISSION**  
**MEETING MINUTES for FEBRUARY 25, 2021 – 7:00 PM**  
**Council Chambers, 220 W South Avenue, Woodland Park**

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*This meeting was a hybrid meeting with in-person and virtual attendance. The Zoom meeting link is in the calendar on the City website front page. Public input is very important to the Planning Commission. Comments were encouraged in writing in advance of the meeting to be submitted by mail to the Planning Department at PO Box 9007, Woodland Park, CO, 80866 or email to [sriley@city-woodlandpark.org](mailto:sriley@city-woodlandpark.org).*

1. **ORDER AND ROLL CALL:** Order was called at 7:03 p.m. Commissioners present: Chairman DeVaux (in-person), Lee Brown (Zoom), Ken Hartsfield (Zoom), Larry Larsen (Zoom), Ellen Carrick (Zoom), Vickie Good (Zoom), Al Bunge (in-person), Eric Disman (in-person). Commissioners absent: none. Staff present: Planning Director Sally Riley (Zoom), City Planner Lor Pellegrino (in-person), City Attorney Nina Williams (Zoom).

All recited the Pledge of Allegiance.

2. **ELECTION OF OFFICERS:** Jon DeVaux was elected Chairman. Ken Hartsfield was elected Vice-Chairman.
3. **APPROVAL OF MINUTES:** The January 28, 2021 minutes were approved as presented.

4. **PUBLIC HEARINGS**

- A. **CUP2021-01/SPR2021-01 Extension of Woodland Park Self Storage Conditional Use Permit and Site Plan Review: A request by M3XP2, LLC (Applicant) & 19350 Group, LLC (Property Owner) for a 2-year extension of the CUP & SPR approval (CUP18-01/SPR18-01 & Ordinance 1330, 2018) for a 72,400 SF storage facility proposed on 4.75 acres described as Lot 1, W.P. Saddle Club Filing No. 1 (19350 E US Hwy 24) in the Service Commercial (SC) zone. (QJ) (City Council Public Hearing 7 p.m., 3.4.21)**

Commissioner Hartsfield recused himself from this item due to a conflict of interest since he had worked on previous concepts related to this development.

Commissioner Brown raised a concern about the appropriateness of considering a request for an extension after the expiration.

The City Attorney stated that the Commissioners have the ability to consider the item and to vote as you see fit. She recommended that the hearing should proceed.

Commissioner Good expressed concern about setting a precedent in considering an expired application and whether the public notice included the expiration date. The City Planner stated that the expiration date was not on the public notices.

Commissioner Carrick wanted to know the circumstances that prevented this extension request from occurring prior to expiration.

The City Planner presented the original slide show as it was shown to City Council in 2018. Staff believes that an extension of CUP and SPR to 2022 is reasonable. finding that the applicant is willing to proceed with the proposed development and further finding that, while many things have changed since the original approval (*i.e.* COVID-19), the zoning regulation amendments that occurred between 2018 and today do not materially or substantively affect the CUP and SPR approvals for this development and that all conditions still stand and apply. She recommended that the Planning Commission approve a 2-year extension of CUP18-01 (Ordinance 1330, 2018) and SPR18-01 to July 19, 2022.

Mark Weaver and Michael Harper (M3ZP2, LLC - Developers) and Colleen Monahan, P.E. (Matrix Design Group) described the development and explained that they have been working diligently on revisions to the City for the submitted Zoning Development Permits for the site work, the water line bore under US24 and the climate-controlled building and to CDOT for the access permit and the highway bore. They continue to work on financing and were aware of the CUP/SPR expiration date.

The Chairman opened the public comment portion of the meeting.

Catherine Nakai (Zoom) (225 Morning Star Court) asked about a roof for the RV storage building and the possibility of unlimited further extensions. She also expressed concern about the implications to extend after the expiration date.

Seeing no one in Council Chambers wishing to speak, and no others on Zoom, the Chairman closed the public comment portion of the meeting.

Commissioner Larsen requested that Council be notified that the approved CUP/SPR has expired.

Commissioner Bunge asked about highway improvements.

**MOTION:** Commissioner Disman moved, and Commissioner Bunge seconded, to approve a 2-year extension of CUP18-01 (Ordinance 1330, 2018) and SPR18-01 to July 19, 2022.

YES: Bunge, Disman, DeVaux, Carrick    NO: Brown, Good, Larsen    ABSTAIN: Hartsfield  
Motion passed.

Commissioner Hartsfield rejoined the meeting.

## 5. REPORTS

- A. Comprehensive Plan update and Zoning Code review: Director Riley reported that the process kicked off on January 19th. The Consultant (Logan Simpson) has begun stakeholder interviews, drafted the community engagement plan, created a survey, and launched the website. Eight subcommittees are being organized to review each chapters' goals, objectives and actions. A town hall meeting for all interested community members is planned for April 14, 2021. Director Riley encouraged all Commissioners to sign-up on the City's webpage and take the first of five surveys.
- B. Campgrounds & RV Parks: Director Riley stated that she and the City Attorney are working on memos to provide the Planning Commission and City Council with background information to further study the issue. A joint work session will be scheduled in the near future in order to discuss the options and establish a consensus for moving forward. The memos will be distributed the week of March 1<sup>st</sup>.
- C. The scheduled March 11 meeting has two items for consideration and will be a hybrid meeting.

6. **ADJOURNMENT:** The meeting adjourned at approximately 8:09 pm.

## 7. WORK SESSION

- A. 180-day occupancy limit for recreational vehicles: See Planning Director's report. No work session was held.

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2021 by \_\_\_\_\_  
Jon DeVaux, Chairman

## **UTE PASS SELF STORAGE SUMMARY**

The 19350 Group, LLC are the owners of a 4.75 acre vacant property at the Southwest Quadrant of the intersection of US Hwy 24 and Trull Road, in Woodland Park, CO. It will be a new construction, first of its kind, self-storage facility within Teller County. Using a mix of standard rental units as well as 150 of the only climate controlled units in the area, gives a total of 522 total units in the project. The engineering, entitlements, design, GC selection and overall approvals either are actively in process or have been completed and we anticipate about a 5-7 month time frame for construction, with opening date in the summer of 2022.

Ute Pass Self Storage will operate under the Blue Sky Self Storage brand which is the facility branding of nationally known GYS Development LLC, based in Colorado Springs, Colorado. This asset will be constructed and managed by Pro Self Storage ([proselfstorage.com](http://proselfstorage.com)), a division of Argus Self Storage Advisors which currently manages over 25 facilities in Colorado and over 150 nationwide. Pro Self Storage will utilize best-in-industry marketing, pricing, access and management practices to generate strong lease-up and growing revenue streams and has a highly functional no-contact leasing platform and online, recurring payment system that perform effectively under current stay-in-place conditions as well as normal circumstances.

The 19350 Group, LLC is comprised of seasoned, local real estate investors, market experts and vested community members in and around Woodland Park. The group is focused on a long-term return and is prepared to support this project as it progresses to stabilization and positive cashflow.

It should be noted that the Teller County economy has shown signs of recovery with job growth in the entire region expected to post gains for 2021 and beyond. Woodland Park in particular has maintained its share of the total employment and is expected to grow approximately 1.1% annually on average over the next ten years. A primary trade area for the proposed self-storage facility was defined as an approximate five-mile radius and 15-minute drive time from the subject site. Within this primary trade area, there are 18,135 persons living in 7,430 households today. By 2030, this area will grow to 20,603 persons in 8,554 households.

**CITY OF WOODLAND PARK  
ORDINANCE NO. 1330, SERIES 2018**

**AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT AND SITE PLAN REVIEW FOR "18.09.090.V.2 COMMERCIAL WAREHOUSING AND STORAGE, 18.09.090.V.3 MINI-STORAGE WAREHOUSE, 18.09.090.V.4 PROFESSIONAL/BUSINESS/OFFICE/STORAGE WAREHOUSE" IN THE SERVICE COMMERCIAL ZONE AT 19250 E US HWY 24.**

WHEREAS, the City of Woodland Park has received a request by M3XP2, LLC (Eric Smith, Representative) and Woodland Park Saddle Club, Inc. (Property Owner - Chuck Mahoney, Representative) for approval of a Site Plan Review and Conditional Use Permit for "18.09.090.V.2 Commercial warehousing and storage, 18.09.090.V.3 Mini-storage Warehouse, 18.09.090.V.4 Professional/business/office/storage warehouse" uses to develop a multi-building storage facility at 19250 E US Hwy 24 (Pt Government Lots 2-3-4, S30-T12S-R68W6PM) in the Service Commercial Zone; and,

WHEREAS, an application to establish said conditional use and site plan has been accepted and considered pursuant to Municipal Code Chapters 18.34 and 18.57; and,

WHEREAS, pursuant to Municipal Code Sections 18.57.050 and 18.72.060 and Charter Sections 7.6 and 15.7 b.1., a public notice was published on May 9, 2018 and July 4, 2018; signs were posted and notices were mailed to adjacent property owners on May 1, 2018; and a public hearing was held by the Planning Commission on May 24, 2018; and,

WHEREAS, City Council has considered the application, Staff's recommendation of conditional approval, and the Planning Commission's recommendation of conditional approval, and after holding a public hearing on July 19, 2018, finds that based upon the evidence set forth in the staff report and testimony presented at public hearings, the standards for granting a Conditional Use Permit and Site Plan Review have been satisfied; and

NOW, THEREFORE, THE CITY OF WOODLAND PARK, COLORADO, ORDAINS THAT THIS ORDINANCE IS HEREBY ADOPTED AS FOLLOWS:

Section 1. Approval. The Site Plan Review and Conditional Use Permit for uses "18.09.090.V.2 Commercial warehousing and storage, 18.09.090.V.3 Mini-storage Warehouse, 18.09.090.V.4 Professional/business/office/storage warehouse" is hereby approved subject to the following conditions:

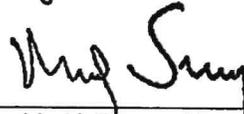
- a. The Applicant shall be bound to the schematics, design, materials and colors as submitted in applications CUP #18-001 and SPR #18-001, unless amended herein.
- b. The Applicant shall comply with all CDOT requirements, if any, and shall secure a CDOT Access Permit for all work proposed within the CDOT right-of-way.
- c. The Applicant shall propose, and with CDOT approval, install a berm planted with evergreen and deciduous trees and shrubs along the edge of the grass area along the west boundary of Highway 24 of sufficient density and type to mitigate the visual

impact from the highway. If CDOT does not approve of berming or landscaping within the CDOT right of way, then berming and/or landscaping shall be proposed on the City property.

- d. Prior to issuance of a Building Permit for any building, a final plat must be approved by the City.
- e. All on-site landscaping provided as part of this CUP/SPR approval shall be maintained by the property owner. Off-site landscaping installed by Applicant shall be maintained until such vegetation is established and then maintained by City of Woodland Park and/or CDOT.
- f. Signage shall be approved by separate Zoning Development Permit application.
- g. All exterior lighting shall be full cutoff, 3,000K or less, motion-activated, and a maximum 20 feet high from the ground to the top of any pole fixture.
- h. There shall be no uses involving or storing flammable or explosive materials, hazardous chemicals, paints, or solvents.
- i. The units shall not be used for storing/keeping animals, food, home occupations, maintenance/repair of motor vehicles, sales of any sort, flammable or explosive materials, and hazardous chemicals/paints/solvents/gasoline/propane.
- j. No single storage compartment shall have a floor area exceeding 300 square feet unless otherwise allowed by City Code now or in the future.
- k. There shall be no outside storage anywhere on the site.
- l. Building coverage shall not exceed 60% of the site's land area.
- m. All future phases beyond Phase I shall be graded and seeded immediately upon completion of Phase I.
- n. On-site truck and trailer rental shall be considered a principal use and shall be limited to not more than 30 rental units outdoors on the lot at any one time.
- o. All development impact fees must be paid prior to ZDP issue including; but not limited to: tap fees, stormwater capital improvement fees, transportation capital fees, etc. Fees shall be calculated concurrent with the ZDP review.
- p. A commercial ZDP must be submitted to and approved by the Planning Department and shall include:
  - i. All Civil/Construction drawings (including a cross-section detail of the grass swale/concrete pan)
  - ii. Final Drainage Report (with 24x36 maps) complete with weir details, permission to release flow onto adjacent properties, description of future outfall structure/infrastructure needs, emergency overflow design with outfall protection shown on map, stage-storage design calculations, label and dimension all easements.
  - iii. Final Landscaping Plan
  - iv. Final Site Plan (including parking layout and phasing)
  - v. Final Floor Plan and Elevations

- vi. Final Grading, Sediment and Erosion Control Plan (with BMPs)
- vii. Final Utility Plan (water, sewer, power, etc.)
- viii. Final Photometric Plan
- ix. CO Stormwater Permit/Stormwater Management Plan
- x. CDOT Access Permit.

PASSED BY CITY COUNCIL ON SECOND AND FINAL READING FOLLOWING  
PUBLIC HEARING THIS 19<sup>th</sup> DAY OF July, 2018.



\_\_\_\_\_  
The Honorable Neil Levy, Mayor

ATTEST by the City Clerk:

  
Suzanne Leclercq

APPROVED AS TO FORM by the City Attorney:

  
Erin Smith

SHEET INDEX	SHEET NO.
TITLE SHEET	1
SITE PLAN	2
GRADING PLAN	3
UTILITY PLAN	4
PHOTOMETRIC PLAN	5-6
LANDSCAPE PLAN	7-8
BUILDING ELEVATIONS/ARCHITECTURAL DETAILS	9-10

# WOODLAND PARK SELF STORAGE

## CITY OF WOODLAND PARK

### SITE PLAN

JUNE, 2018

**FLOODPLAIN STATEMENT**

A PORTION OF THIS PROPERTY IS LOCATED IN ZONE AE ACCORDING TO THE FLOOD INSURANCE RATE MAP. COMMUNITY PANEL NUMBER 0206D DATE SEPTEMBER 25, 2009. THE DEVELOPED PORTION OF THE SITE IS IN ZONE X.

**LEGAL DESCRIPTION:**

A TRACT OF LAND BEING A PORTION OF THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 576655 OF THE RECORDS OF THE TELLER COUNTY CLERK AND RECORDER, BEING A PORTION OF GOVERNMENT LOT 2 (SW1/4 NW1/4), GOVERNMENT LOT 3 (NW1/4 SW1/4) AND GOVERNMENT LOT 4 (SW1/4 SW1/4) OF SECTION 30, TOWNSHIP 12 SOUTH, RANGE 68 WEST OF THE 6th P.M., TELLER COUNTY, COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ANGLE POINT ON THE WESTERLY LINE OF SAID TRACT, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 658582 AND A POINT ON THE NORTHERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 658583, ALL OF SAID COUNTY RECORDS, AS MONUMENTED BY A REBAR AND ORANGE CAP STAMPED "RAMPART PLS 26965", FROM WHICH AN ANGLE POINT ON SAID WESTERLY LINE, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THAT TRACT AS DESCRIBED UNDER SAID RECEPTION NO. 658582, AS MONUMENTED BY A REBAR AND RED CAP STAMPED "RAMPART PLS 26965" BEARS N01°08'13"W, A DISTANCE OF 491.31 FEET AND IS THE BASIS OF BEARINGS USED HEREIN;

THENCE N88°52'33"E ALONG THAT LINE COMMON TO THAT TRACT AS DESCRIBED UNDER SAID RECEPTION NO. 576655 AND THAT TRACT AS DESCRIBED UNDER SAID RECEPTION NO. 658583, A DISTANCE OF 417.09 FEET TO A COMMON ANGLE POINT THEREON AND THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE N88°52'33"E, A DISTANCE OF 109.99 FEET;  
 THENCE N00°02'16"E, A DISTANCE OF 66.25 FEET;  
 THENCE S89°42'58"E, A DISTANCE OF 69.55 FEET TO A POINT OF CURVATURE;  
 THENCE ALONG THE ARC OF A 399.99 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 14°56'53", AN ARC LENGTH OF 104.35 FEET (THE LONG CHORD OF WHICH BEARS N82°48'38"E, A LONG CHORD DISTANCE OF 104.06 FEET) TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24;

THENCE S01°19'57"E ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24, ALSO KNOWN AS TRACT OR PARCEL NO. 66 AS DESCRIBED IN STATE DEPARTMENT OF HIGHWAYS DIVISION OF HIGHWAYS - STATE OF COLORADO, FEDERAL AID PROJECT NO. F-RF 024-2(1), RIGHT OF WAY PLANS DATED R.C. 12/1/74 AND THE SOUTHERLY EXTENSION THEREOF, SAID SOUTHERLY EXTENSION BEING THE WESTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 573169 OF SAID COUNTY RECORDS, A DISTANCE OF 195.26 FEET TO THE SOUTHWEST CORNER OF SAID TRACT;

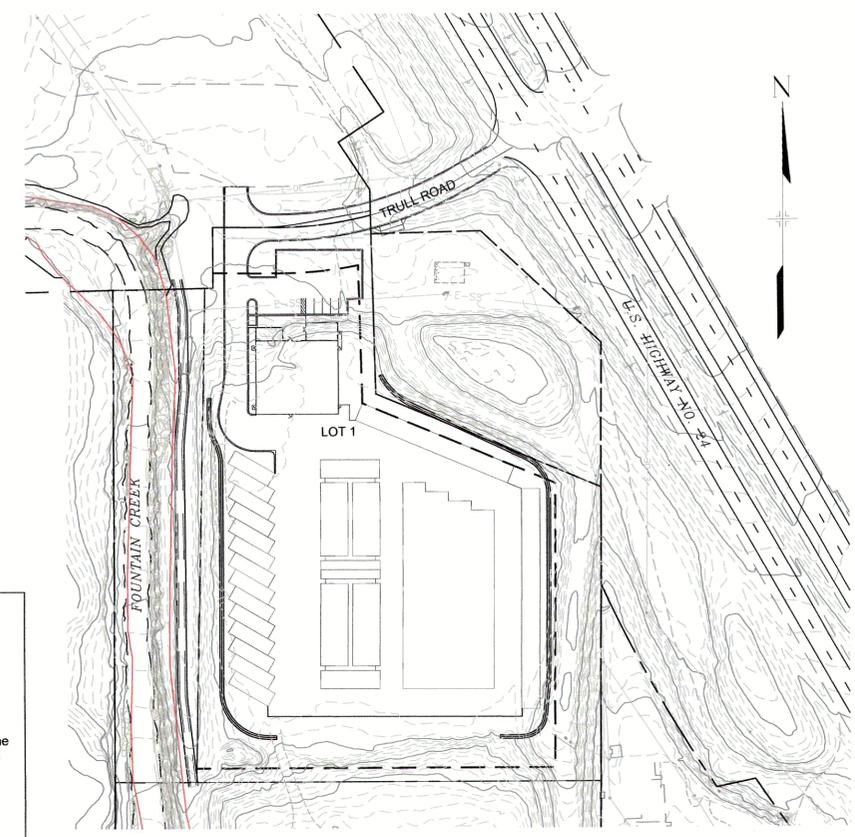
THENCE S67°26'22"E ALONG THAT LINE COMMON TO THOSE TRACTS AS DESCRIBED UNDER SAID RECEPTION NO. 576655 AND SAID RECEPTION NO. 573169, A DISTANCE OF 266.57 FEET TO THE EASTERLY CORNER THEREOF, SAID POINT ALSO BEING A POINT ON THE EASTERLY LINE OF SAID GOVERNMENT LOT 3 AND A POINT ON SAID SOUTHWESTERLY RIGHT-OF-WAY LINE;

THENCE S00°17'02"W ALONG THAT LINE COMMON TO THAT TRACT AS DESCRIBED UNDER SAID RECEPTION NO. 576655 AND SAID SOUTHWESTERLY RIGHT-OF-WAY LINE AND ALONG THE WESTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 701389 OF SAID COUNTY RECORDS, A DISTANCE OF 320.86 FEET;

THENCE N89°59'29"W, A DISTANCE OF 532.24 FEET TO A POINT ON THE EASTERLY LINE OF THAT TRACT AS DESCRIBED UNDER SAID RECEPTION NO. 658583;

THENCE N00°02'05"E ALONG THAT LINE COMMON TO THOSE TRACTS AS DESCRIBED UNDER SAID RECEPTION NO. 576655 AND SAID RECEPTION NO. 658583, A DISTANCE OF 537.18 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 5.92 ACRES OF LAND, MORE OR LESS.



SITE MAP  
1"=100'

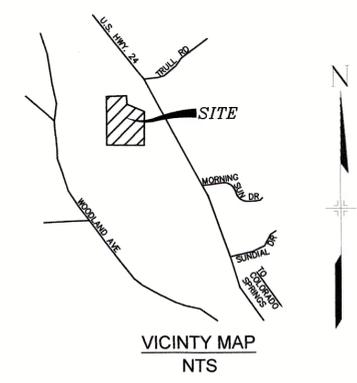
CITY OF WOODLAND PARK SIGNATURE BLOCK:

"(I, we) hereby certify that (I am, we are) the owners of this property and that (I, we) shall abide by the provisions as specified upon this site plan, as presented, and any conditions and requirements that are specified by the City of Woodland Park in rendering its approval."

Date: 10-4-2018 Owner(s): [Signature]

"I hereby certify that I am the City Planner for the City of Woodland Park, Colorado, and that I attest that this site plan was approved, subject to conditions, as contained herein by, City of Woodland Park, Planning Department, and by the City of Woodland Park Planning Commission on 5-24, 2018, after a properly conducted Public Hearing by the City Council held on 7-19, 2018."

Date: 9-18-2018 City Planner: [Signature] AICP  
City of Woodland Park



VICINITY MAP  
NTS

**APPROVAL CONDITIONS & RESTRICTIONS**

(Per Ord. No. 1330, Series 2018)

The Site Plan Review and Conditional Use Permit for uses "18.09.090.V.2 Commercial warehousing and storage, 18.09.090.V.3 Mini-storage Warehouse, 18.09.090.V.4 Professional/business/office/storage warehouse" is hereby approved subject to the following conditions

- The Applicant shall be bound to the schematics, design, materials and colors as submitted in applications CUP #18-001 and SPR #18-001, unless amended herein.
- The Applicant shall comply with all CDOT requirements, if any, and shall secure a CDOT Access Permit for all work proposed within the CDOT right-of-way.
- The Applicant shall propose, and with CDOT approval, install a berm planted with evergreen and deciduous trees and shrubs along the edge of the grass area along the west boundary of Highway 24 of sufficient density and type to mitigate the visual impact from the highway. If CDOT does not approve of berming or landscaping within the CDOT right of way, then berming and/or landscaping shall be proposed on the City property.
- Prior to issuance of a Building Permit for any building, a final plat must be approved by the City.
- All on-site landscaping provided as part of this CUP/SPR approval shall be maintained by the property owner. Off-site landscaping installed by Applicant shall be maintained until such vegetation is established and then maintained by City of Woodland Park and/or CDOT.
- Signage shall be approved by separate Zoning Development Permit application.
- All exterior lighting shall be full cutoff, 3,000K or less, motion-activated, and a maximum 20 feet high from the ground to the top of any pole fixture.
- There shall be no uses involving or storing flammable or explosive materials, hazardous chemicals, paints, or solvents.
- The units shall not be used for storing/keeping animals, food, home occupations, maintenance/repair of motor vehicles, sales of any sort, flammable or explosive materials, and hazardous chemicals/paints/solvents/gasoline/propane.
- No single storage compartment shall have a floor area exceeding 300 square feet unless otherwise allowed by City Code now or in the future.
- There shall be no outside storage anywhere on the site.
- Building coverage shall not exceed 60% of the site's land area.
- All future phases beyond Phase I shall be graded and seeded immediately upon completion of Phase I.
- On-site truck and trailer rental shall be considered a principal use and shall be limited to not more than 30 rental units outdoors on the lot at any one time.
- All development impact fees must be paid prior to ZDP issue including, but not limited to: tap fees, stormwater capital improvement fees, transportation capital fees, etc. Fees shall be calculated concurrent with the ZDP review.
- A commercial ZDP must be submitted to and approved by the Planning Department and shall include:
  - All Civil/Construction drawings (including a cross-section detail of the grass swale/concrete pan)
  - Final Drainage Report (with 24x36 maps) complete with weir details, permission to release flow onto adjacent properties, description of future outfall structure/infrastructure needs, emergency overflow design with outfall protection shown on map, stage-storage design calculations, label and dimension all easements.
  - Final Landscaping Plan
  - Final Site Plan (including parking layout and phasing)
  - Final Floor Plan and Elevations
  - Final Grading, Sediment and Erosion Control Plan (with BMPs)
  - Final Utility Plan (water, sewer, power, etc.)
  - Final Photometric Plan
  - CO Stormwater Permit/Stormwater Management Plan
  - CDOT Access Permit.

SITE SUMMARY DATA	
SITE ACREAGE	5.92 ACRES
EXISTING LAND USE	VACANT
PROPOSED LAND USE	COMMERCIAL
EXISTING SITE ZONING	SERVICE COMMERCIAL (SC)
SETBACKS	
FRONT YARD	50'
REAR YARD	0'
SIDE YARD	15'
PARKING	
REQUIRED PARKING (PER ALTERNATE PARKING PLAN)	5 SPACES
PROVIDED PARKING	5 SPACES
STRUCTURES SITE COVERAGE	72,400 SF (1.66 ACRES)
SITE PAVED AREA	61,129 SF (1.40 ACRES)
IMPERVIOUS SURFACE AREA	133,529 SF ( 3.06 ACRES)
OPEN/LANDSCAPE SPACE	124,581.6 SF (2.86 ACRES) (48.31%)
DRAINAGE BASIN	Fountain Creek
MAXIMUM BUILDING HEIGHT	35'
REQUIRED SNOW STORAGE	6112.9 SF (10% of Parking and Paved Area)
PROVIDED SNOW STORAGE	6605 SF

**DEVELOPER**

M3XP2, LLC  
 750 E US HWY 24, SUITE 202  
 WOODLAND PARK, CO 80863  
 CONTACT: PETE LABARRE  
 719-502-7431

**LANDSCAPE ARCHITECT**

THOMAS AND THOMAS  
 702 N. TEJON STREET  
 COLORADO SPRINGS, CO, 80904  
 CONTACT: JIM HOUK  
 719-578-8777

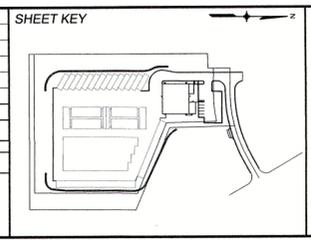
**LAND PLANNER & CIVIL ENGINEER**

MATRIX DESIGN GROUP, INC.  
 2435 RESEARCH PARKWAY, SUITE 300  
 COLORADO SPRINGS, CO 80920  
 CONTACT: GREGORY G. SHANER, PE  
 (719) 575-0100

**ARCHITECT**

REXROAD APE  
 9370 SHOSHONE  
 CHIPITA PARK, CO 80809  
 CONTACT: JOE REXROAD  
 719-475-9911

REFERENCE DRAWINGS	###	###	###	###
PR-SITE	###	###	###	###
EX-CONTOURS	###	###	###	###
EX-TOPO	###	###	###	###
1	June 5, 2018	COMMENTS FROM WOODLAND PARK PLANNING COMMISSION	CRD	
No.	DATE	DESCRIPTION	BY	
<b>REVISIONS</b>				
<b>COMPUTER FILE MANAGEMENT</b>				
FILE NAME: S:\18.987.001 WP Storage\100 Dwg\104 Plan Sets\Site Plan\TS01.dwg				
CTB FILE:				
PLOT DATE: August 6, 2018 9:08:58 AM				
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.				



**BENCHMARK**  
 BENCHMARK: "RM 1", FROM FIRM MAP NUMBER 08119C0079 C. RM 1 = U.S.G.S. BRASS CAP AT THE NORTHEAST CORNER OF SEC. 6, T13S, R68W OF THE 6TH P.M. (ELEVATIONS ARE BASED UPON NGVD VERTICAL DATUM).

**BASIS OF BEARING**  
 ALL BEARINGS USED HEREIN ARE BASED ON AN ASSUMED BEARING OF N01°08'13"W, A DISTANCE OF 491.31 FEET (489.95 FEET OF RECORD) BETWEEN A REBAR AND ORANGE CAP STAMPED "RAMPART PLS 26965" AT THE SOUTHEAST CORNER OF A TRACT OF LAND RECORDED IN BOOK 275, AT PAGE 14 OF THE RECORDS OF THE TELLER COUNTY CLERK AND RECORDER AND A REBAR AND RED CAP STAMPED "RAMPART PLS 26965" AT THE NORTHEAST CORNER OF SAID TRACT OF LAND.

PREPARED BY:  


SEAL  
**PRELIMINARY**  
 THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE

WOODLAND PARK SELF STORAGE					
WOODLAND PARK DEVELOPMENT PLAN					
TITLE SHEET					
DESIGNED BY:	EWS	SCALE	DATE ISSUED:	June 05 2018	DRAWING No.
DRAWN BY:	CRD	HORIZ. N.A.			
CHECKED BY:	GGG	VERT. N.A.	SHEET	1 OF 10	TS01
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 18.987.001					



CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	104.35	399.99	14°56'53"	N82°48'36"E	104.06

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N88°52'33"E	9.17
L2	N01°15'08"E	539.30
L3	N89°59'29"W	442.90
L4	N00°17'03"E	320.86
L5	S67°28'16"E	266.57
L6	S01°19'57"E	195.26
L7	S89°42'58"E	69.55
L8	N00°02'16"E	66.25
L9	N88°52'26"E	101.14
L10	N00°00'02"E	537.18
L11	N89°59'29"W	89.34

OWNER: LASS, RICHARD H & JANE N. TRUST  
 PARCEL ID: 2931.303000160  
 LAND USE: AGRICULTURAL  
 ZONING: A-1

OWNER: WOODLAND PARK SADDLE CLUB INC  
 PARCEL ID: 6031.302000460  
 LAND USE: VACANT  
 ZONING: SC

OWNER: 19570 GROUP LLC  
 PARCEL ID: 6031.303000070  
 LAND USE: RESIDENTIAL  
 ZONING: SC

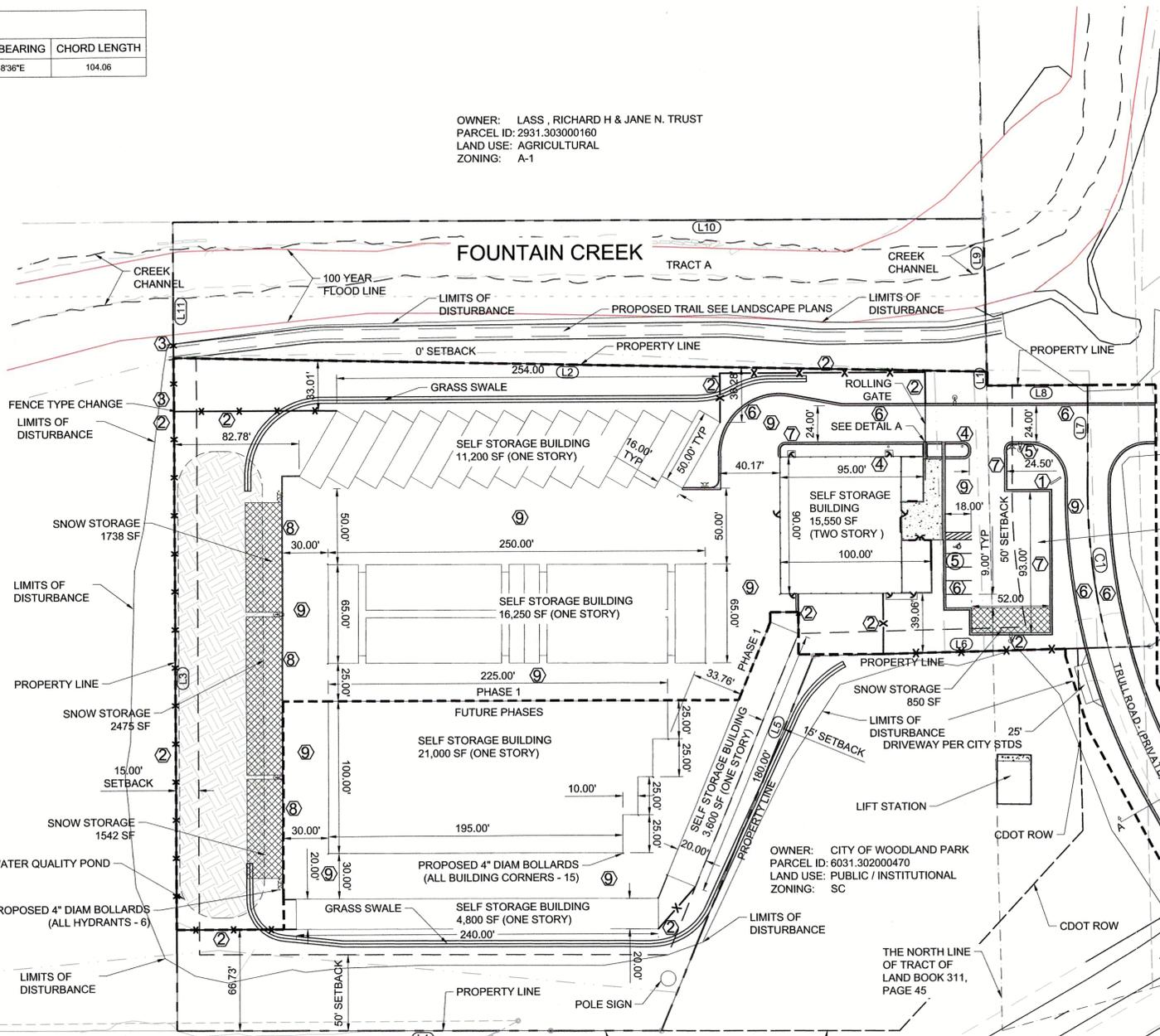
OWNER: CITY OF WOODLAND PARK  
 PARCEL ID: 6031.302000470  
 LAND USE: PUBLIC / INSTITUTIONAL  
 ZONING: SC

32' WIDE UTILITY EASEMENT  
 BOOK 567, PAGE 177-179  
 AND BOOK 606, PAGE 91-93

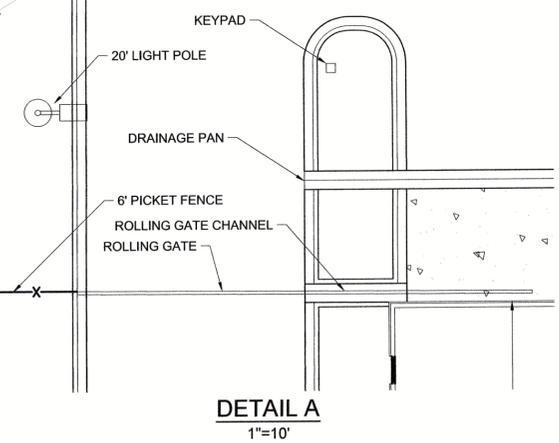
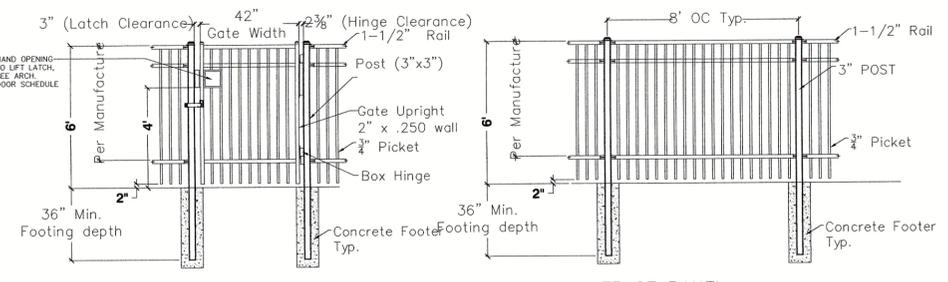
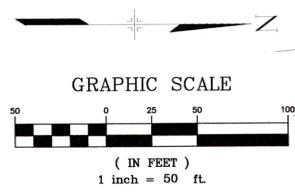
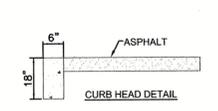
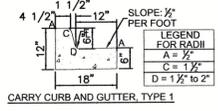
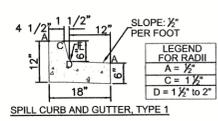
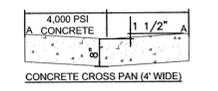
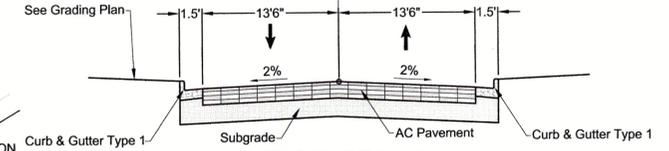
CENTERLINE EASEMENT BOOK 281, PAGE 67. SAID  
 EASEMENT RESERVES 4 FREE 4" SEWER TAPS TO  
 SEWER MAIN. THIS COURSE OF SAID EASEMENT  
 SHOULD BE 12' NORTHEASTERLY & PARALLEL WITH  
 THE IREA TRANSMISSION LINE.

GRANTEE: CITY OF WOODLAND PARK  
 15' WIDE UTILITY EASEMENT  
 BOOK 567, PAGE 177-179  
 AND BOOK 606 PAGE 91-93

OWNER: WOODLAND PARK SADDLE CLUB INC  
 PARCEL ID: 6031.302000460  
 LAND USE: VACANT  
 ZONING: SC



- LEGEND:**
- SNOW STORAGE
  - DETENTION POND AREA
  - CITY OF WOODLAND PARK UTILITY AND DRAINAGE EASEMENT, RECEPTION NO 576655
  - PROPERTY LINE
  - BUILDING SETBACK
  - PHASE LINE
  - FENCE
  - PROPOSED FIRE HYDRANT
  - LIGHT POST
  - PARKING SPACE COUNT
  - MONUMENT SIGN
  - 6' PICKET FENCE
  - 6' CHAIN LINK FENCE
  - ACCESS KEYPAD
  - R-1 STOP SIGN 24" x 24" (TYP.)
  - CARRY CURB TYPE 1
  - SPILL CURB TYPE 1
  - CURB HEAD- SEE DETAIL BELOW
  - ASPHALT PER GEOTECH REPORT

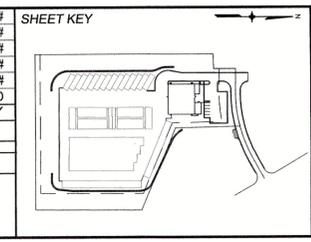


**8 CURB & GUTTER DETAILS**  
 NOT TO SCALE

REFERENCE DRAWINGS	NO.	DATE	DESCRIPTION
EX-CONTOURS	###		
EX-TOPO	###		
PR-SITE	###		
PR-UR	###		
EX-RW	###		
1	June 5, 2018	COMMENTS FROM WOODLAND PARK PLANNING COMMISSION	

**COMPUTER FILE MANAGEMENT**

FILE NAME: S:\118.987.001 WP Storage\100 Dwg\104 Plan Sets\Site Plan\SP01.dwg  
 CTB FILE: August 6, 2018 9:09:15 AM  
 PLOT DATE: August 6, 2018 9:09:15 AM  
 THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.



**BENCHMARK**  
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PREPARED BY:  
**Matrix**  
 DESIGN GROUP

SEAL  
**PRELIMINARY**  
 THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE

FOR AND ON BEHALF OF  
 MATRIX DESIGN GROUP, INC.  
 PROJECT No. 18.987.001

WOODLAND PARK SELF STORAGE				
WOODLAND PARK DEVELOPMENT PLAN				
SITE PLAN				
DESIGNED BY:	EWS	SCALE:	DATE ISSUED:	June 05 2018
CHECKED BY:	GRD	HORIZ. SCALE:	1"=50'	
	GGS	VERT. SCALE:	N/A	
		SHEET:	2 OF 10	DRAWING No. SP01



Know what's below.  
Call before you dig.

OWNER: LASS, RICHARD H & JANE N. TRUST  
PARCEL ID: 2931.303000160  
LAND USE: AGRICULTURAL  
ZONING: A-1

CENTERLINE EASEMENT BOOK 281, PAGE 67. SAID EASEMENT RESERVES 4 FREE 4" SEWER TAPS TO SEWER MAIN. THIS COURSE OF SAID EASEMENT SHOULD BE 12' NORTHEASTERLY & PARALLEL WITH THE IREA TRANSMISSION LINE.

**LEGEND:**

- PROPERTY LINE
- - - BUILDING SETBACK
- ⊕ PROPOSED FIRE HYDRANT
- LP LOW POINT
- HP HIGH POINT
- GB GRADE BREAK
- ~ OVERLAND FLOW
- ▭ CITY OF WOODLAND PARK UTILITY EASEMENT RECEPTION NO 576655

32' WIDE UTILITY EASEMENT BOOK 587, PAGE 177-179 AND BOOK 606, PAGE 91-93

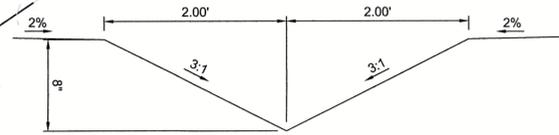
GRANTEE: CITY OF WOODLAND PARK 15' WIDE UTILITY EASEMENT BOOK 587, PAGE 177-179 AND BOOK 606 PAGE 91-93

OWNER: WOODLAND PARK SADDLE CLUB INC  
PARCEL ID: 6031.302000460  
LAND USE: VACANT  
ZONING: SC

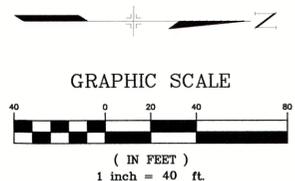
OWNER: WOODLAND PARK SADDLE CLUB INC  
PARCEL ID: 6031.302000460  
LAND USE: VACANT  
ZONING: SC

DETENTION & WATER QUALITY POND  
100-YR VOLUME = 2,960 cu ft  
OUTFALL WEIRS

OWNER: 19570 GROUP LLC  
PARCEL ID: 6031.303000070  
LAND USE: RESIDENTIAL  
ZONING: SC



**GRASS SWALE**  
NOT TO SCALE



**NOTE:**

ANY CONSTRUCTION LOCATED WITHIN CDOT RIGHT OF WAY WILL REQUIRE PERMIT

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S89°42'58"E	69.55
L2	N00°02'16"E	66.25
L3	N88°52'33"E	9.17
L4	N01°15'08"E	539.30
L5	N89°59'29"W	442.90
L6	N00°17'03"E	320.86
L7	S67°26'16"E	266.57
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CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	104.35	399.99	14°56'53"	N82°48'36"E	104.06

**REFERENCE DRAWINGS**

PR-SITE	###	###	###
EX-CONTOURS	###	###	###
PR-CONTOURS	###	###	###
EX-ROW	###	###	###
EX-TOPD	###	###	###
X-104-PR-UTIL_CW1	###	###	###
X-104-EX-UTIL	###	###	###
X-104-PR-BASE_CW1	###	###	###
X-104-PR-BASE_CW5	###	###	###
X-104-PR-BNDRY_CW5	###	###	###
X-Base Powers	###	###	###
X-Base Union	###	###	###
X-UBI_C3	###	###	###
X-UBI-Union	###	###	###
X-Road-Cordera Crest	###	###	###
PR-UBI	###	###	###

**COMPUTER FILE MANAGEMENT**  
FILE NAME: S:\18.987.001 WP Storage\100 Dwg\104 Plan Sets\Site Plan\GP01.dwg  
CTB FILE: ---  
PLOT DATE: August 6, 2018 9:11:02 AM  
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.

**REVISIONS**

No.	DATE	DESCRIPTION
1	June 5, 2018	COMMENTS FROM WOODLAND PARK PLANNING COMMISSION

**SHEET KEY**

**BENCHMARK**  
BENCHMARK: "RM 1", FROM FIRM MAP NUMBER 08119C0079 C. RM 1 = U.S.G.S. BRASS CAP AT THE NORTHEAST CORNER OF SEC. 6, T13S, R68W OF THE 6TH P.M. (ELEVATIONS ARE BASED UPON NGVD VERTICAL DATUM).

**BASIS OF BEARING**  
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PREPARED BY:  
**Matrix DESIGN GROUP**  
AN EMPLOYEE-OWNED COMPANY

**PRELIMINARY**  
THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE

FOR AND ON BEHALF OF  
**MATRIX DESIGN GROUP, INC.**  
PROJECT No. 18.987.001

**WOODLAND PARK SELF STORAGE**

WOODLAND PARK DEVELOPMENT PLAN

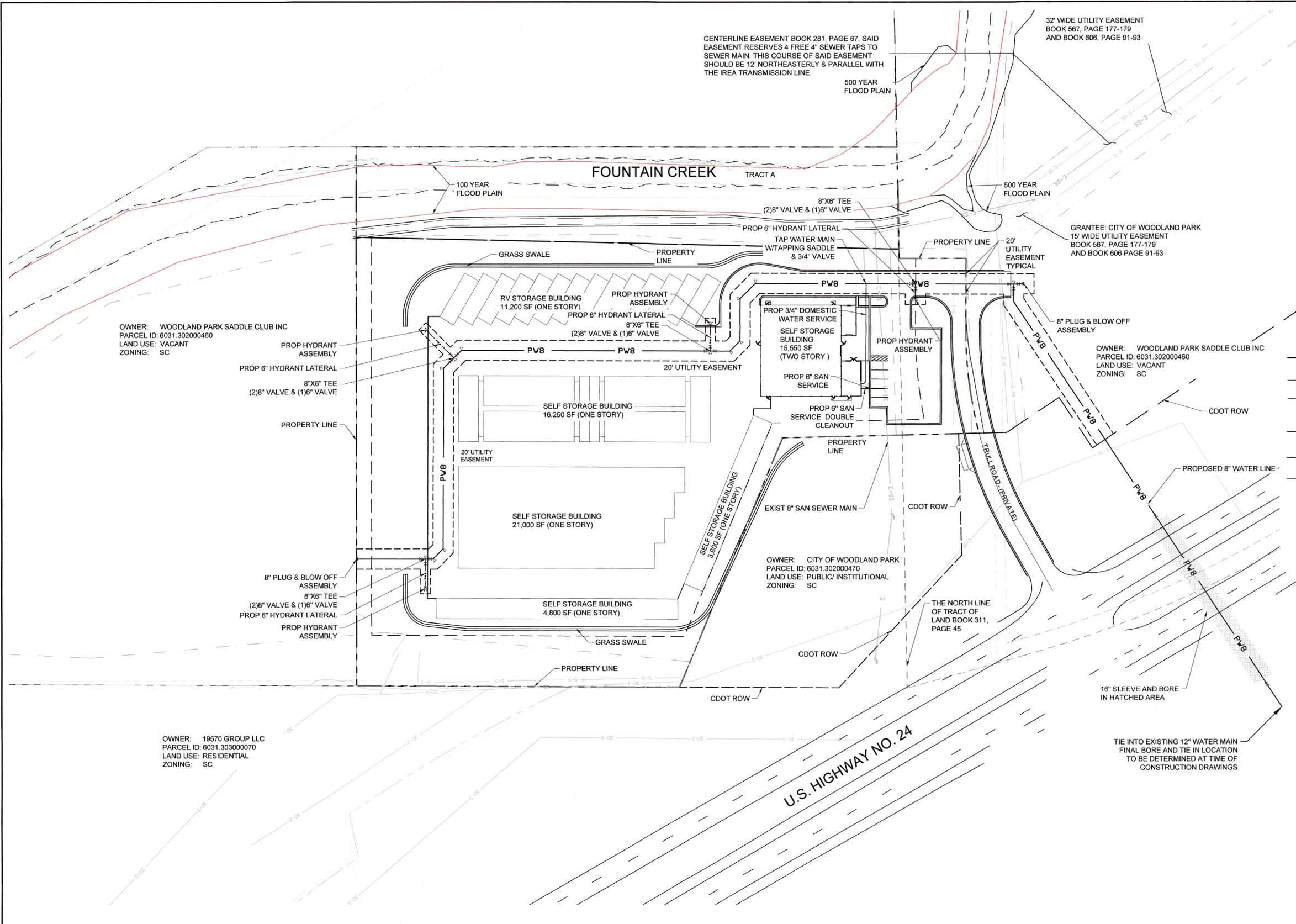
GRADING PLAN

DESIGNED BY: EMS	SCALE: 1"=40'	DATE ISSUED: June 05 2018	DRAWING No. GP01
DRAWN BY: CRD	HORIZ. 1"=40'	SHEET 3 OF 10	
CHECKED BY: GGS	VERT. N.A.		



Know what's below.  
Call before you dig.

APPROVAL CONDITIONS & RESTRICTIONS  
*See Ord. No. 1330, 2018*



OWNER: WOODLAND PARK SADDLE CLUB INC  
PARCEL ID: 6031.302000460  
LAND USE: VACANT  
ZONING: SC

GRANTEE: CITY OF WOODLAND PARK  
15' WIDE UTILITY EASEMENT  
BOOK 567, PAGE 177-179  
AND BOOK 606, PAGE 91-93

OWNER: WOODLAND PARK SADDLE CLUB INC  
PARCEL ID: 6031.302000460  
LAND USE: VACANT  
ZONING: SC

OWNER: 19570 GROUP LLC  
PARCEL ID: 6031.303000070  
LAND USE: RESIDENTIAL  
ZONING: SC

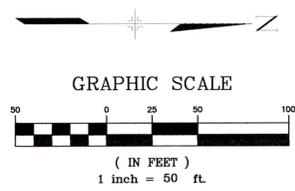
OWNER: CITY OF WOODLAND PARK  
PARCEL ID: 6031.302000470  
LAND USE: PUBLIC/INSTITUTIONAL  
ZONING: SC

**LEGEND:**

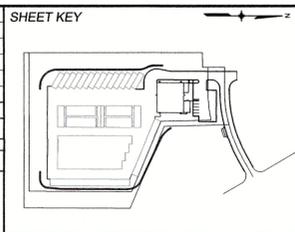
- PROPERTY LINE
- BUILDING SETBACK
- PROPOSED EASEMENT
- PW6 ----- PROPOSED 6" FIRE AND DOMESTIC WATER SERVICE
- PW8 ----- PROPOSED 8" WATER
- PSS6 ----- PROPOSED 6" SANITARY SERVICE LINE
- ▲ PROPOSED FIRE HYDRANT
- CITY OF WOODLAND PARK UTILITY EASEMENT RECEPTION NO 576655

**NOTES:**

- 1) ALL CLEANOUTS & VALVES LOCATED IN ASPHALT OR CONCRETE TO BE PLACED IN VALVE BOX PER WOODLAND PARK "TYPICAL VALVE BOX SETTING" DETAIL.
- 2) ALL VALVE BOXES, CLEANOUTS, MANHOLES, GUYWIRES, SHALL BE ADJUSTED TO FINAL GRADE.
- 3) CONTRACTOR TO COORDINATE RELOCATION OF DRY UTILITIES W/DRY UTILITY OWNERS AS REQUIRED.
- 4) WATER METERS AND BACKFLOW VALVES ARE LOCATED INSIDE BUILDINGS.
- 5) WATERMAIN EXTENSIONS AND SERVICES DESIGN BASED ON ALTA/ACSM LAND TITLE SURVEY BY RAMPART SURVEYS, INC. DATED AUGUST 6, 2013. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF EXISTING 8" WATERMAIN AND 8" SANITARY SEWER MAIN.
- 6) EASEMENT TO BE PROVIDED FOR WATER MAIN (20' IN WIDTH) AND FIRE HYDRANT LATERALS (10' IN WIDTH)



REFERENCE DRAWINGS	NO.	DATE	DESCRIPTION
EX-TOPO	###	###	###
EX-SITE	###	###	###
PR-UI	###	###	###
EX-ROW	###	###	###
1	June 5, 2018	COMMENTS FROM WOODLAND PARK PLANNING COMMISSION	
REVISIONS			
COMPUTER FILE MANAGEMENT			
FILE NAME: S:\18.987.001 WP Storage\100 Dwg\104 Plan Sets\Site Plan\UP01.dwg			
CTB FILE: ---			
PLOT DATE: August 6, 2018 9:11:20 AM			
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.			



**BENCHMARK**  
BENCHMARK: "RM 1", FROM FIRM MAP NUMBER 08119C0079 C. RM 1 = U.S.G.S. BRASS CAP AT THE NORTHEAST CORNER OF SEC. 6, T13S, R68W OF THE 6TH P.M. (ELEVATIONS ARE BASED UPON NGVD VERTICAL DATUM).

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PREPARED BY:  
**Matrix DESIGN GROUP**

SEAL  
**PRELIMINARY**  
THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE

**WOODLAND PARK SELF STORAGE**

WOODLAND PARK DEVELOPMENT PLAN

UTILITY PLAN

DESIGNED BY: EMS	SCALE: 1"=50'	DATE ISSUED: June 05 2018	DRAWING No. UP01
DRAWN BY: CRD	HORIZ. 1"=50'	SHEET 4 OF 10	
CHECKED BY: GGS	VERT. N/A		

**ILLUMINATION SYSTEMS**  
 5 SOUTH KALAMATH STREET  
 DENVER, CO 80223  
 PHONE: 303.295.2900  
 FAX: 303.293.8337  
 WWW.ILLUMSYS.COM

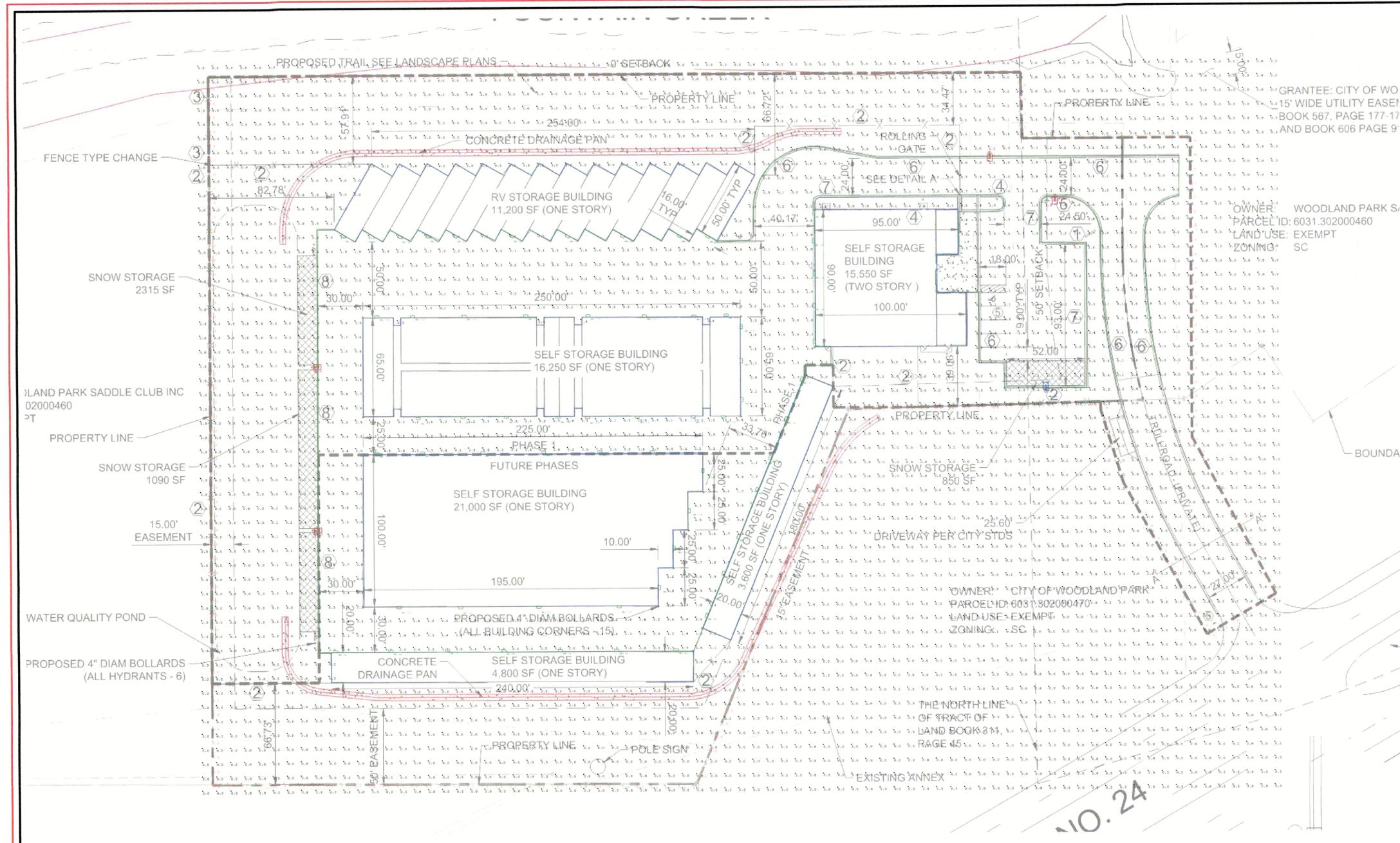
GRANTEE: CITY OF WO  
 15' WIDE UTILITY EASEM  
 BOOK 567, PAGE 177-17  
 AND BOOK 606 PAGE 9'  
 OWNER: WOODLAND PARK S/  
 PARCEL ID: 6031.302000460  
 LAND USE: EXEMPT  
 ZONING: SC

**WOODLAND PARK STORAGE**  
 DATE: 4/6/2018  
 PHOTOMETRICS ARE NOT TO SCALE  
 DRAWINGS ARE FOR ESTIMATING PURPOSES ONLY.  
 FOOT-CANDLE VALUES ARE PREDICTED AT HORIZONTAL CALCULATIONS UNLESS SPECIFIED OTHERWISE. ACTUAL FOOT-CANDLES MAY VARY.  
 FINAL CONSTRUCTION DRAWINGS & CALCULATIONS ARE THE RESPONSIBILITY OF A LICENSED ARCHITECT OR ENGINEER.

REFLECTANCES:  
 N/A - DIRECT CALCULATION  
 CEILING HEIGHT:  
 N/A  
 MOUNTING HEIGHT:  
 VARIES. SEE LUMINAIRE SCHEDULE.  
 CALCULATION SPACING:  
 10' - 0" x 10' - 0"  
 FOOTCANDLE CALC HEIGHT:  
 0' - 0" A.F.G.

ADDITIONAL NOTES:  
 LUMINAIRE SYMBOLS HAVE BEEN MAGNIFIED 3 TIMES.  
 CREATED BY:  
 AMANDA CROCCO  
 FOR PRICING AND AVAILABILITY, CONTACT ILLUMINATION SYSTEMS AT 303.295.2900

**DSC** DESIGN, SUPPORT & CONTROLS **M**



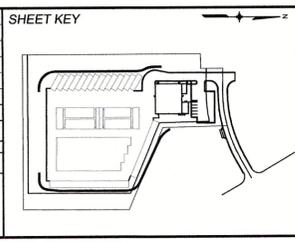
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Calculation Pts	Fc	0.24	10.5	0.0	N.A.	N.A.
Property Line	Fc	0.00	0.1	0.0	N.A.	N.A.
Parking & Drive	Fc	0.95	10.5	0.0	N.A.	N.A.

Symbol	Qty	Label	Lum. Watts	Lum. Lumens	LER	LLF	Description
	4	A	59	5050	86	0.900	GLEON-AF-01-LED-E1-T4W-8030
	61	B	12.2	1327	109	0.900	XTOR1B-Y
	1	C	59	4128	70	0.900	GLEON-AF-01-LED-E1-SL4-8030-HSS

REFERENCE DRAWINGS	NO.	DATE	DESCRIPTION
X-104-PR-UTIL_CN1			
X-104-EX-UTIL			
X-104-PR-BASE_CN1			
X-104-PR-BASE_GVS			
X-104-PR-BNDRY_GVS			
X-Base Powers			
X-Base-Union			
X-UB-F2			
X-Road-Cordera Crest			

COMPUTER FILE MANAGEMENT
FILE NAME: S:\18.987.001 WP Storage\100 Dwg\104 Plan Sets\From Others\lights.dwg
CTB FILE: August 6, 2018 9:12:22 AM
PLOT DATE: August 6, 2018 9:12:22 AM
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.



**BENCHMARK**  
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PREPARED BY:  
**Matrix DESIGN GROUP**  
 AN EMPLOYEE-OWNED COMPANY

**PRELIMINARY**  
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**WOODLAND PARK SELF STORAGE**  
 WOODLAND PARK DEVELOPMENT PLAN  
 PHOTOMETRIC PLAN

DESIGNED BY: EMS	SCALE	DATE ISSUED: June 05 2018	DRAWING No.
DRAWN BY: CRD	HORIZ. N.T.S.	SHEET 5 OF 10	LPO1
CHECKED BY: GGS	VERT. NA.		



Know what's below.  
Call before you dig.

**SSS**  
Solid State Luminaires

Type: **COVLINE WET**  
Project: \_\_\_\_\_  
Approver: \_\_\_\_\_

The **COVLINE WET** is a powerful and versatile interior / exterior core luminaire. **COVLINE WET** comes in 1, 2, 3, 4, 6 or 8 foot lengths and 27K, 36, 50K or 60K color temperatures, as well as Red, Green, Blue and Amber. The housing is constructed of extruded aluminum with sealed end caps and is IP68 rated for interior & exterior use. Features IP68 low voltage Plug N Play connectors for easy installation. Power supply is integral, no remote driver required. Optional stainless steel end caps, black, horizontal or vertical positioning and 10 optical solutions. Flicker free dimmable to 1% full brightness with ELV triac dimming.

**SPECIFICATION**

color temperature	2700K	3000K	5000K	Blue	Amber
lumens/foot	762 per foot	762 per foot	965 per foot	55K/60K	300 per foot
beam spread	10° - 22° - 42° - 62° - 100° - 140° - 20° - 42° - 62° - 67° - 140° (R/R)	27° - 54° (R/R)			
LEDs per foot	9				
case warranty	3-yrp Max/5-yrp (20K) 5-yr				
lifetime	≥ 70,000 hours L70 or better				
input voltage	Universal 120-277VAC				
power connection	10/18				
dimensions (L x W x H)	12.25" x 1.27" x 1.9" 47" x 1.27" x 1.9" 76.25" x 1.27" x 1.9"				
weight	1.3 lbs. per foot				
housing	extruded aluminum housing with sealed end caps				
lens	45°/60° polycarbonate				
mounting	surface mounting with 1/4" - 13". Adjustable Bracket (80°/135° Bi-directional)				
operating temperature	-20°C to 60°C				
junction temperature	75°C @ 7-10°C				
interface	dimmable to 1% ELV electronic low voltage triac dimming synchronized w/ soft start off				
power supply	integral Class C electronic high power factor 94%				
certification	ETL, cETL, UL, CE				
environment	wet, exterior location / IP68 (conductor IP66)				
installation	http://www.sss.com/30302				
warranty	3 year limited warranty (see details)				

Due to continuous development and improvements, specifications are subject to change without notice.

**CATALOG NUMBER**

MODEL	LENGTH	TEMPERATURE	OPTICS	OPTIONS
COVLET COVLINE WET	1 305 mm (12 ft.)	27K 2700K	10 10° x 10° beam	ESAGE Bracket Extension Arm - 6"
	4 1193 mm (39 ft.)	3K 3000K	25 27° x 20° beam	ESAGE Bracket Extension Arm - 12"
	6 1729 mm (57 ft.)	50K 5000K	45 45° x 40° beam	ESAGE Bracket Extension Arm - 18"
		60K 6000K	60 60° x 60° beam	ESAGE Bracket Extension Arm - 18"
		Blue	Beam	ESAGE Bracket Extension Arm - 18"
		Amber	Beam	ESAGE Bracket Extension Arm - 18"

\*\*\* Consult factory for minimum order quantity.

**ACCESSORIES** (include the quantity needed for each item.) **REQUIRED:** Starter Cable (SC100) and Terminator Cap (TC100) for every run. **Maximum Run Length** is 60 feet.

- ESAGE 10' in. Extension Cord
- ESAGE 24' in. Extension Cord
- ESAGE 30' in. Extension Cord
- ESAGE 36' in. Extension Cord
- ESAGE 42' in. Extension Cord
- ESAGE 48' in. Extension Cord
- ESAGE 54' in. Extension Cord
- ESAGE 60' in. Extension Cord
- ESAGE 66' in. Extension Cord
- ESAGE 72' in. Extension Cord
- ESAGE 78' in. Extension Cord
- ESAGE 84' in. Extension Cord
- ESAGE 90' in. Extension Cord
- ESAGE 96' in. Extension Cord
- ESAGE 102' in. Extension Cord
- ESAGE 108' in. Extension Cord
- ESAGE 114' in. Extension Cord
- ESAGE 120' in. Extension Cord
- ESAGE 126' in. Extension Cord
- ESAGE 132' in. Extension Cord
- ESAGE 138' in. Extension Cord
- ESAGE 144' in. Extension Cord
- ESAGE 150' in. Extension Cord
- ESAGE 156' in. Extension Cord
- ESAGE 162' in. Extension Cord
- ESAGE 168' in. Extension Cord
- ESAGE 174' in. Extension Cord
- ESAGE 180' in. Extension Cord
- ESAGE 186' in. Extension Cord
- ESAGE 192' in. Extension Cord
- ESAGE 198' in. Extension Cord
- ESAGE 204' in. Extension Cord
- ESAGE 210' in. Extension Cord
- ESAGE 216' in. Extension Cord
- ESAGE 222' in. Extension Cord
- ESAGE 228' in. Extension Cord
- ESAGE 234' in. Extension Cord
- ESAGE 240' in. Extension Cord
- ESAGE 246' in. Extension Cord
- ESAGE 252' in. Extension Cord
- ESAGE 258' in. Extension Cord
- ESAGE 264' in. Extension Cord
- ESAGE 270' in. Extension Cord
- ESAGE 276' in. Extension Cord
- ESAGE 282' in. Extension Cord
- ESAGE 288' in. Extension Cord
- ESAGE 294' in. Extension Cord
- ESAGE 300' in. Extension Cord

© 2017 Solid State Luminaires, 875 LEO CENTER / 430-888-0050  
3000 Sanson Ave., St. Charles, IL 60174, www.sss.com

**ARM MOUNTING REQUIREMENTS**

Configuration	90° Apert	135° Apert
GLEON-AR-01	7' Arm (Standard)	7' Arm (Standard)
GLEON-AR-02	7' Arm (Standard)	7' Arm (Standard)
GLEON-AR-03	7' Arm (Standard)	7' Arm (Standard)
GLEON-AR-04	7' Arm (Standard)	7' Arm (Standard)
GLEON-AR-05	10' Extended Arm (Standard)	7' Arm (Standard)
GLEON-AR-06	10' Extended Arm (Standard)	7' Arm (Standard)
GLEON-AR-07	10' Extended Arm (Standard)	7' Arm (Standard)
GLEON-AR-08	10' Extended Arm (Standard)	7' Arm (Standard)
GLEON-AR-09	10' Extended Arm (Standard)	10' Extended Arm (Standard)
GLEON-AR-10	10' Extended Arm (Standard)	10' Extended Arm (Standard)
GLEON-AR-11	10' Extended Arm (Standard)	10' Extended Arm (Standard)
GLEON-AR-12	10' Extended Arm (Standard)	10' Extended Arm (Standard)

**GLEON GALLEON LED**

2 @ 180°  
2 @ 90°  
2 @ 120°

**STANDARD WALL MOUNT**

**MAST ARM MOUNT**

**QUICK MOUNT ARM (INCLUDES FIXTURE ADAPTER)**

**QUICK MOUNT ARM DATA**

Number of Light Squares	W	Weight with DM Arm	Weight with QMA Arm	EPA
1 & 4	15.5" (393mm)	39.15 lb (17.8 kg)	38.07 lb (17.3 kg)	0.6 (F.L.)
5 & 6	21.5" (546mm)	46.22 lb (21.0 kg)	49.22 lb (22.4 kg)	1.1
7 & 8	27.5" (700mm)	54.25 lb (24.6 kg)	59.22 lb (26.9 kg)	

**FINISH**  
Bronze  
Material  
Aluminum  
Measurements  
H 51" x W 4.5"  
EP 10.25" x W 4.5"

**Build Specifications**  
15W PCB 3000 LED (included)  
Color Rendering Index  
80+  
Initial Lumens  
2,100 lm  
Dimmable:  
ELV  
Certification:  
Wet Location  
ADA

© 2017 EATON  
Eaton Building  
17777 E. 15th Ave.  
Denver, CO 80232  
www.eaton.com

**LED Outdoor Wall Sconce**  
SM4513482

Provide safe and functional lighting along your paths by adding spot lighting and bollards. These machined aluminum products enhance the architectural elements of your home by using techniques like grating and up lighting. Whether you choose to accentuate an object of interest or enhance your living space, this collection has the sleek and simple product to blend seamlessly into your pathways.

**Finish**  
Bronze  
Material  
Aluminum  
Measurements  
H 51" x W 4.5"  
EP 10.25" x W 4.5"

**Build Specifications**  
15W PCB 3000 LED (included)  
Color Rendering Index  
80+  
Initial Lumens  
2,100 lm  
Dimmable:  
ELV  
Certification:  
Wet Location  
ADA

**STUDIO M**  
Applications: Wall / Surface / Post / Bollard / Floodlight / Inverted / Site Lighting  
www.studio-lighting.com 1-822-936-4209

**McGraw-Edison**

**DESCRIPTION**  
The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED™ optics™ system provides uniform and energy-efficient illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP68 rated and UL94V-0 Listed for wet locations.

**SPECIFICATION FEATURES**

**Construction**  
Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sink. A unique, patented pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3D vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP68 rated.

**Optics**  
Patented, high-efficiency injection-molded AccuLED™ optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the capability to meet customized application requirements. Offered standard in 4000K, 5000K, 5600K and 6000K CCT.

**Electrical**  
LED drivers are mounted to extruded aluminum for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 347V is compatible for use with 480V Wye systems only. Standard with 15W dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 15kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP68 rated. Greater than 30% lumen maintenance expected at 60,000 hours. Available in standard 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, 1I, 1J, 1K, 1L, 1M, 1N, 1O, 1P, 1Q, 1R, 1S, 1T, 1U, 1V, 1W, 1X, 1Y, 1Z, 1AA, 1AB, 1AC, 1AD, 1AE, 1AF, 1AG, 1AH, 1AI, 1AJ, 1AK, 1AL, 1AM, 1AN, 1AO, 1AP, 1AQ, 1AR, 1AS, 1AT, 1AU, 1AV, 1AW, 1AX, 1AY, 1AZ, 1BA, 1BB, 1BC, 1BD, 1BE, 1BF, 1BG, 1BH, 1BI, 1BJ, 1BK, 1BL, 1BM, 1BN, 1BO, 1BP, 1BQ, 1BR, 1BS, 1BT, 1BU, 1BV, 1BW, 1BX, 1BY, 1BZ, 1CA, 1CB, 1CC, 1CD, 1CE, 1CF, 1CG, 1CH, 1CI, 1CJ, 1CK, 1CL, 1CM, 1CN, 1CO, 1CP, 1CQ, 1CR, 1CS, 1CT, 1CU, 1CV, 1CW, 1CX, 1CY, 1CZ, 1DA, 1DB, 1DC, 1DD, 1DE, 1DF, 1DG, 1DH, 1DI, 1DJ, 1DK, 1DL, 1DM, 1DN, 1DO, 1DP, 1DQ, 1DR, 1DS, 1DT, 1DU, 1DV, 1DW, 1DX, 1DY, 1DZ, 1EA, 1EB, 1EC, 1ED, 1EE, 1EF, 1EG, 1EH, 1EI, 1EJ, 1EK, 1EL, 1EM, 1EN, 1EO, 1EP, 1EQ, 1ER, 1ES, 1ET, 1EU, 1EV, 1EW, 1EX, 1EY, 1EZ, 1FA, 1FB, 1FC, 1FD, 1FE, 1FF, 1FG, 1FH, 1FI, 1FJ, 1FK, 1FL, 1FM, 1FN, 1FO, 1FP, 1FQ, 1FR, 1FS, 1FT, 1FU, 1FV, 1FW, 1FX, 1FY, 1FZ, 1GA, 1GB, 1GC, 1GD, 1GE, 1GF, 1GG, 1GH, 1GI, 1GJ, 1GK, 1GL, 1GM, 1GN, 1GO, 1GP, 1GQ, 1GR, 1GS, 1GT, 1GU, 1GV, 1GW, 1GX, 1GY, 1GZ, 1HA, 1HB, 1HC, 1HD, 1HE, 1HF, 1HG, 1HH, 1HI, 1HJ, 1HK, 1HL, 1HM, 1HN, 1HO, 1HP, 1HQ, 1HR, 1HS, 1HT, 1HU, 1HV, 1HW, 1HX, 1HY, 1HZ, 1IA, 1IB, 1IC, 1ID, 1IE, 1IF, 1IG, 1IH, 1II, 1IJ, 1IK, 1IL, 1IM, 1IN, 1IO, 1IP, 1IQ, 1IR, 1IS, 1IT, 1IU, 1IV, 1IW, 1IX, 1IY, 1IZ, 1JA, 1JB, 1JC, 1JD, 1JE, 1JF, 1JG, 1JH, 1JI, 1JJ, 1JK, 1JL, 1JM, 1JN, 1JO, 1JP, 1JQ, 1JR, 1JS, 1JT, 1JU, 1JV, 1JW, 1JX, 1JY, 1JZ, 1KA, 1KB, 1KC, 1KD, 1KE, 1KF, 1KG, 1KH, 1KI, 1KJ, 1KK, 1KL, 1KM, 1KN, 1KO, 1KP, 1KQ, 1KR, 1KS, 1KT, 1KU, 1KV, 1KW, 1KX, 1KY, 1KZ, 1LA, 1LB, 1LC, 1LD, 1LE, 1LF, 1LG, 1LH, 1LI, 1LJ, 1LK, 1LL, 1LM, 1LN, 1LO, 1LP, 1LQ, 1LR, 1LS, 1LT, 1LU, 1LV, 1LW, 1LX, 1LY, 1LZ, 1MA, 1MB, 1MC, 1MD, 1ME, 1MF, 1MG, 1MH, 1MI, 1MJ, 1MK, 1ML, 1MM, 1MN, 1MO, 1MP, 1MQ, 1MR, 1MS, 1MT, 1MU, 1MV, 1MW, 1MX, 1MY, 1MZ, 1NA, 1NB, 1NC, 1ND, 1NE, 1NF, 1NG, 1NH, 1NI, 1NJ, 1NK, 1NL, 1NM, 1NN, 1NO, 1NP, 1NQ, 1NR, 1NS, 1NT, 1NU, 1NV, 1NW, 1NX, 1NY, 1NZ, 1OA, 1OB, 1OC, 1OD, 1OE, 1OF, 1OG, 1OH, 1OI, 1OJ, 1OK, 1OL, 1OM, 1ON, 1OO, 1OP, 1OQ, 1OR, 1OS, 1OT, 1OU, 1OV, 1OW, 1OX, 1OY, 1OZ, 1PA, 1PB, 1PC, 1PD, 1PE, 1PF, 1PG, 1PH, 1PI, 1PJ, 1PK, 1PL, 1PM, 1PN, 1PO, 1PP, 1PQ, 1PR, 1PS, 1PT, 1PU, 1PV, 1PW, 1PX, 1PY, 1PZ, 1QA, 1QB, 1QC, 1QD, 1QE, 1QF, 1QG, 1QH, 1QI, 1QJ, 1QK, 1QL, 1QM, 1QN, 1QO, 1QP, 1QQ, 1QR, 1QS, 1QT, 1QU, 1QV, 1QW, 1QX, 1QY, 1QZ, 1RA, 1RB, 1RC, 1RD, 1RE, 1RF, 1RG, 1RH, 1RI, 1RJ, 1RK, 1RL, 1RM, 1RN, 1RO, 1RP, 1RQ, 1RR, 1RS, 1RT, 1RU, 1RV, 1RW, 1RX, 1RY, 1RZ, 1SA, 1SB, 1SC, 1SD, 1SE, 1SF, 1SG, 1SH, 1SI, 1SJ, 1SK, 1SL, 1SM, 1SN, 1SO, 1SP, 1SQ, 1SR, 1SS, 1ST, 1SU, 1SV, 1SW, 1SX, 1SY, 1SZ, 1TA, 1TB, 1TC, 1TD, 1TE, 1TF, 1TG, 1TH, 1TI, 1TJ, 1TK, 1TL, 1TM, 1TN, 1TO, 1TP, 1TQ, 1TR, 1TS, 1TT, 1TU, 1TV, 1TW, 1TX, 1TY, 1TZ, 1UA, 1UB, 1UC, 1UD, 1UE, 1UF, 1UG, 1UH, 1UI, 1UJ, 1UK, 1UL, 1UM, 1UN, 1UO, 1UP, 1UQ, 1UR, 1US, 1UT, 1UU, 1UV, 1UW, 1UX, 1UY, 1UZ, 1VA, 1VB, 1VC, 1VD, 1VE, 1VF, 1VG, 1VH, 1VI, 1VJ, 1VK, 1VL, 1VM, 1VN, 1VO, 1VP, 1VQ, 1VR, 1VS, 1VT, 1VU, 1VV, 1VW, 1VX, 1VY, 1VZ, 1WA, 1WB, 1WC, 1WD, 1WE, 1WF, 1WG, 1WH, 1WI, 1WJ, 1WK, 1WL, 1WM, 1WN, 1WO, 1WP, 1WQ, 1WR, 1WS, 1WT, 1WU, 1WV, 1WW, 1WX, 1WY, 1WZ, 1XA, 1XB, 1XC, 1XD, 1XE, 1XF, 1XG, 1XH, 1XI, 1XJ, 1XK, 1XL, 1XM, 1XN, 1XO, 1XP, 1XQ, 1XR, 1XS, 1XT, 1XU, 1XV, 1XW, 1XX, 1XY, 1XZ, 1YA, 1YB, 1YC, 1YD, 1YE, 1YF, 1YG, 1YH, 1YI, 1YJ, 1YK, 1YL, 1YM, 1YN, 1YO, 1YP, 1YQ, 1YR, 1YS, 1YT, 1YU, 1YV, 1YW, 1YX, 1YY, 1YZ, 1ZA, 1ZB, 1ZC, 1ZD, 1ZE, 1ZF, 1ZG, 1ZH, 1ZI, 1ZJ, 1ZK, 1ZL, 1ZM, 1ZN, 1ZO, 1ZP, 1ZQ, 1ZR, 1ZS, 1ZT, 1ZU, 1ZV, 1ZW, 1ZX, 1ZY, 1ZZ

**FINISH**  
Housing finished in super durable TGCC polyester powder coat finish. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic.RAL and custom color matches available.

**Warranty**  
Five-year warranty.

**GLEON GALLEON LED**  
1-10 Light Squares  
SOLID STATE LED  
AREA/SITE LUMINAIRE

**CERTIFICATION DATA**  
UL94V-0 Compliant  
IP68 Rated  
RoHS Compliant  
RECYCLED MATERIALS  
DIN EN 60598-1  
DIN EN 60598-2-1  
DIN EN 60598-2-2  
DIN EN 60598-2-3  
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DIN EN 60598-2-100

**Lumark**

**DESCRIPTION**  
The patented Lumark Crosstour™ LED Wall Pack Series of luminaires provides an architectural style with superior bright, energy efficient LEDs. The low profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour™ luminaire to outlast. The Crosstour wall luminaire is ideal for walkways, inverted mount for landscape illumination, post/bollard, site lighting, floodlight and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading docks test.

**SPECIFICATION FEATURES**

**Construction**  
Slim, low profile LED design with rugged one-piece, die-cast aluminum hinged removable door and back box. Blasting housing styles incorporate both a small and medium design. The small housing is available in 12W, 18W and 20W. The medium housing is available in the 36W model. Patented secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes three half-inch, NPT threaded conduit entry points. The universal back box supports both the small and medium forms and mounts to standard 3-1/2" x 4" single gang and junction boxes. Key hole gasket allows for adaptation to masonry boxes or wall. External fit design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Minimum 5" wide half-inch NPT threaded conduit entry points allow for this branch wiring. Back box is an authorized electrical wiring compartment.

**Optical**  
Silicone sealed optical LED chamber incorporates a custom engineered mirrored anodized reflector providing high efficiency illumination. Optical assembly includes impact resistant tempered glass and meets IESNA requirements for full cutoff compliance. Available in open lumen packages: 5000K, 4000K and 3000K CCT.

**Electrical**  
LED driver is mounted to the die-cast housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 12W, 18W, 20W and 36W series operate in -40°C to 40°C (-40°F to 104°F). High ambient 50°C models available. Crosstour luminaires maintain greater than 80% of initial light output after 72,000 hours of operation. Three half-inch NPT threaded conduit entry points allow for this branch wiring. Back box is an authorized electrical wiring compartment.

**Finish**  
Crosstour is protected with a superior durable TGCC carbon bronze or satin white polyester powder coat paint. Superior durable TGCC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life.

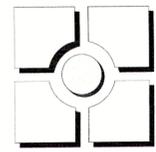
**Warranty**  
Five-year warranty.

**XTOR CROSSTOUR LED**

**APPLICATIONS:** WALL / SURFACE / POST / BOLLARD / FLOODLIGHT / INVERTED / SITE LIGHTING

**CERTIFICATION DATA**  
UL94V-0 Compliant  
IP68 Rated  
RoHS Compliant  
RECYCLED MATERIALS  
DIN EN 60598-1  
DIN EN 60598-2-1  
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REFERENCE DRAWINGS	###	###	###	###
X-104-PR-UTL_CN1	###	###	###	###
X-104-EX-UTIL	###	###	###	###
X-104-PR-BASE_CN1	###	###	###	###
X-104-PR-BASE_GYS	###	###	###	###
X-104-PR-BANDRY_GYS	###	###	###	###
X-Base Power	###	###	###	###
X-Base Union				

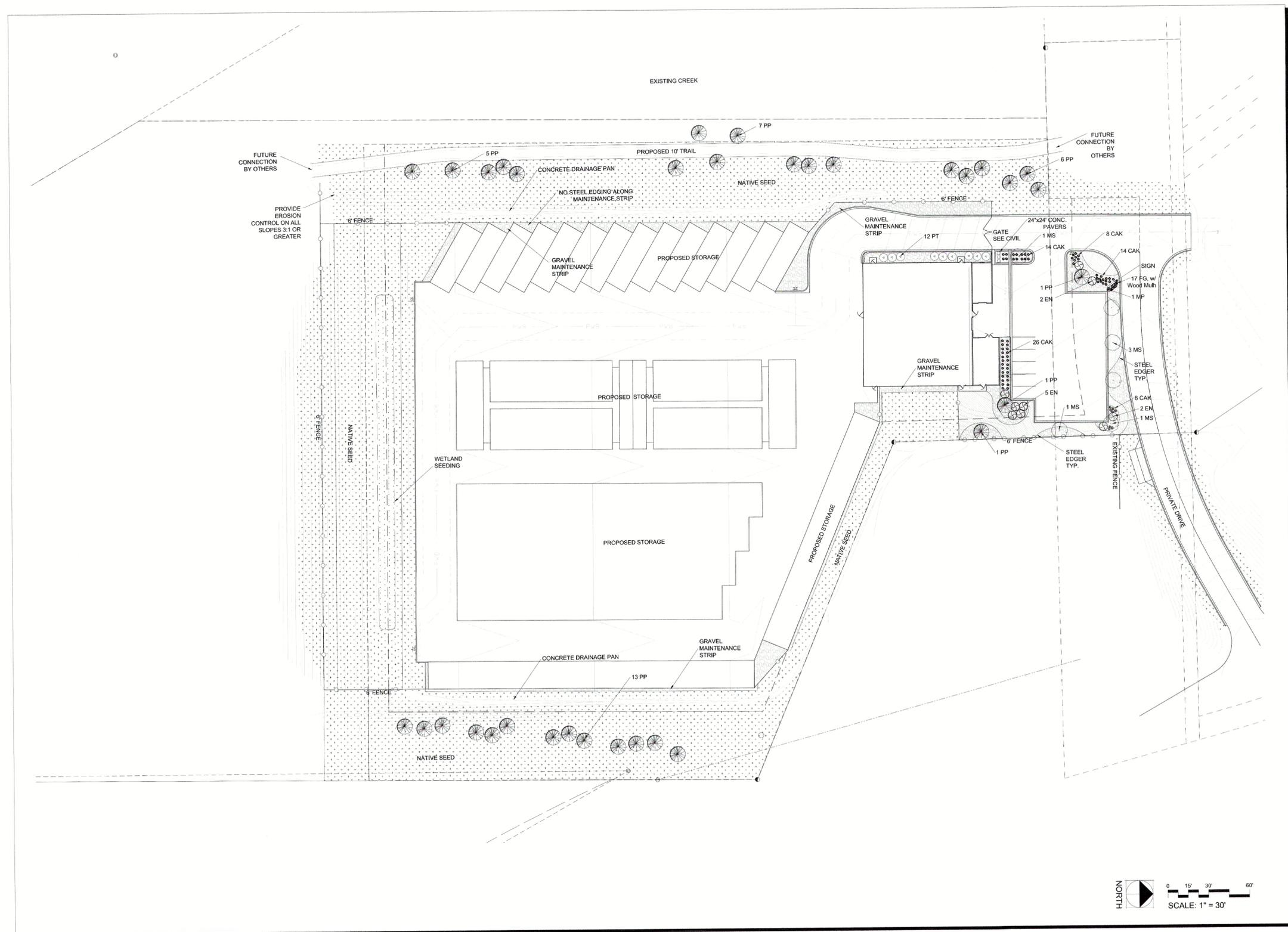
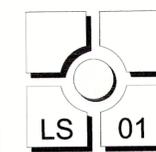


**THOMAS THOMAS**  
 Planning  
 Urban Infrastructure  
 Landscape Architecture  
 702 North Faxon  
 Colorado Springs, Colorado 80903  
 (719) 576-8777

REV #	DATE	REVISIONS	DRAWN	CHECKED	APPROVED
1					
2					
3					
4					
5					
6					

DESIGNED	JEH	04.05.18
DRAWN	MAJ	04.05.18
CHECKED	JEH	04.05.18
PROJECT NUMBER:		3809.00
SCALE:		AS NOTED

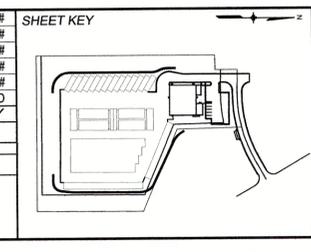
**Woodland Park Self Storage**  
 Hwy 24  
 Woodland Park, CO  
 Preliminary Landscape Plan



REFERENCE DRAWINGS	NO.	DATE	DESCRIPTION	REVISIONS
X-104-PR-UTIL_CN1				
X-104-EX-UTIL				
X-104-PR-BASE_CN1				
X-104-PR-BASE_GYS				
X-104-PR-BNDRY_GYS				
X-Base Powers				
X-Base-Union				
X-Util F3				
X-Util-Union				
X-Road-Cordera Crest				

COMPUTER FILE MANAGEMENT
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CTB FILE: ---
PLOT DATE: August 6, 2018 9:12:56 AM
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.



**BENCHMARK**  
 BENCHMARK: "RM 1", FROM FIRM MAP NUMBER 08119C0079 C. RM 1 - U.S.G.S. BRASS CAP AT THE NORTHEAST CORNER OF SEC. 6, T13S, R88W OF THE 6TH P.M. (ELEVATIONS ARE BASED UPON NGVD VERTICAL DATUM).

**BASIS OF BEARING**  
 ALL BEARINGS USED HEREIN ARE BASED ON AN ASSUMED BEARING OF N01°08'13"W, A DISTANCE OF 491.31 FEET (489.95 FEET OF RECORD) BETWEEN A REBAR AND ORANGE CAP STAMPED "RAMPART PLS 26965" AT THE SOUTHEAST CORNER OF A TRACT OF LAND RECORDED IN BOOK 275, AT PAGE 14 OF THE RECORDS OF THE TELLER COUNTY CLERK AND RECORDER AND A REBAR AND RED CAP STAMPED "RAMPART PLS 26965" AT THE NORTHEAST CORNER OF SAID TRACT OF LAND.

PREPARED BY:  
**Matrix**  
 DESIGN GROUP  
 AN EMPLOYEE-OWNED COMPANY

**PRELIMINARY**  
 THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE

FOR AND ON BEHALF OF  
 MATRIX DESIGN GROUP, INC.  
 PROJECT No. 18.987.001

WOODLAND PARK SELF STORAGE			
WOODLAND PARK DEVELOPMENT PLAN			
LANDSCAPE PLAN			
DESIGNED BY:	EMS	SCALE:	DATE ISSUED: June 05 2018
DRAWN BY:	CRD	HORIZ.:	1"=40'
CHECKED BY:	GGG	VERT.:	N.A.
		SHEET:	7 OF 10
		DRAWING No.:	LA01



OFFICE & CLIMATE CONTROLLED STORAGE



East-N Elevation  
(side)

North-W Elevation  
(front)



South-E Elevation  
(rear)

West-S Elevation  
(side)

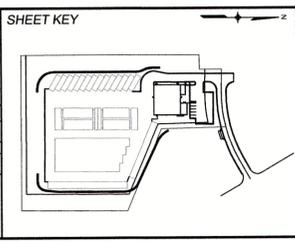
WOODLAND PARK STORAGE  
 US HIGHWAY 24, WOODLAND PARK COLORADO  
 ELEVATIONS

DRAWING DATE: 30 March 2018	<b>9</b> ELEVATIONS
REVISIONS:	

REFERENCE DRAWINGS	No.	DATE	DESCRIPTION	BY
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X-104-EX-UTL1				
X-104-PR-BASE_CN1				
X-104-PR-BASE_GYS				
X-104-PR-ENDRY_CYS				
X-Base Powers				
X-Base-Union				
X-UB F3				
X-Road-Cordera Crest				

COMPUTER FILE MANAGEMENT	
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CTB FILE:	August 6, 2018 9:14:06 AM
PLOT DATE:	August 6, 2018 9:14:06 AM
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.	



**BENCHMARK**  
 BENCHMARK: "RM 1", FROM FIRM MAP NUMBER 08119C0079 C. RM 1 = U.S.G.S. BRASS CAP AT THE NORTHEAST CORNER OF SEC. 6, T13S, R68W OF THE 6TH P.M. (ELEVATIONS ARE BASED UPON NGVD VERTICAL DATUM).

**BASIS OF BEARING**  
 ALL BEARINGS USED HEREIN ARE BASED ON AN ASSUMED BEARING OF N01°08'13"W, A DISTANCE OF 491.31 FEET (489.95 FEET OF RECORD) BETWEEN A REBAR AND ORANGE CAP STAMPED "RAMPART PLS 26965" AT THE SOUTHEAST CORNER OF A TRACT OF LAND RECORDED IN BOOK 275, AT PAGE 14 OF THE RECORDS OF THE TELLER COUNTY CLERK AND RECORDER AND A REBAR AND RED CAP STAMPED "RAMPART PLS 26965" AT THE NORTHEAST CORNER OF SAID TRACT OF LAND.

PREPARED BY:

AN EMPLOYEE-OWNED COMPANY

SEAL

**PRELIMINARY**  
 THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE

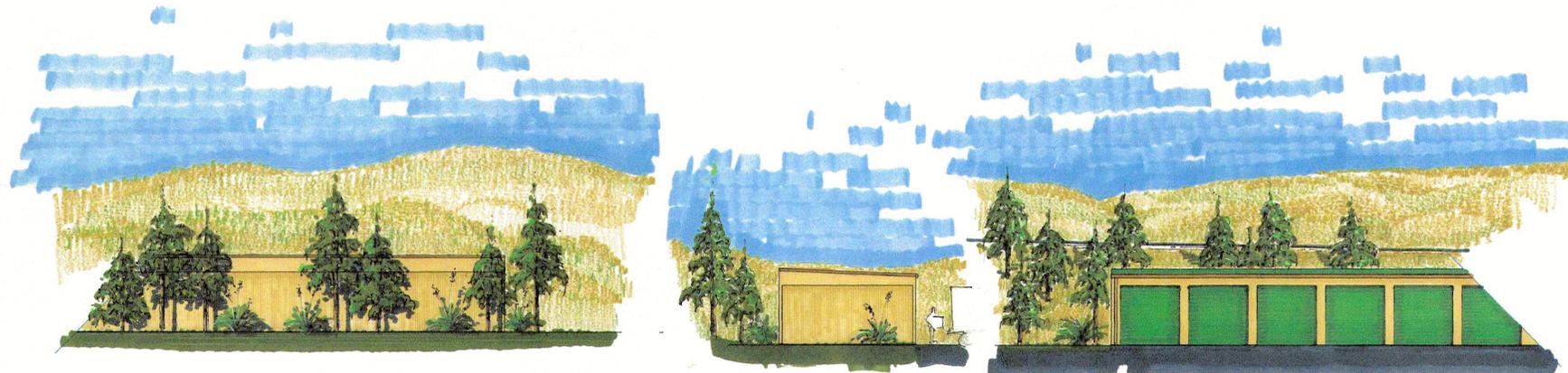
FOR AND ON BEHALF OF  
 MATRIX DESIGN GROUP, INC.  
 PROJECT No. 18.987.001

<b>WOODLAND PARK SELF STORAGE</b>			
WOODLAND PARK DEVELOPMENT PLAN			
BUILDING ELEVATION			
DESIGNED BY:	EMS	SCALE	DATE ISSUED: June 05 2018
DRAWN BY:	CRD	HORIZ. N.T.S.	DRAWING No. AR01
CHECKED BY:	GGG	VERT. N.A.	9 OF 10 SHEET



Know what's below.  
Call before you dig.

### STANDARD STORAGE BUILDINGS



East-N Elevation  
(rear)

North-W Elevation  
(side)

WEST-S Elevation  
(front)

### WOODLAND PARK STORAGE US HIGHWAY 24, WOODLAND PARK COLORADO ELEVATIONS

DRAWING DATE: 30 March 2018  
REVISIONS:


10  
ELEVATIONS

REFERENCE DRAWINGS	No.	DATE	DESCRIPTION
X-104-PR-UTIL_CN1			
X-104-EX-UTIL			
X-104-PR-BASE_CN1			
X-104-PR-BASE_GYS			
X-104-PR-BNDRY_GYS			
X-Base-Flowers			
X-Base-Union			
X-Util-F3			
X-Util-Union			
X-Road-Cordova Crest			

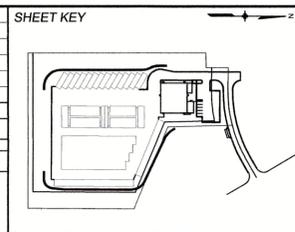
  

No.	DATE	DESCRIPTION
1	June 5, 2018	COMMENTS FROM WOODLAND PARK PLANNING COMMISSION

**COMPUTER FILE MANAGEMENT**

FILE NAME: S:\18.987.001 WP Storage\100 Dwg\104 Plan Sets\From Others\ARCH.dwg  
 CTB FILE: ---  
 PLOT DATE: August 6, 2018 9:14:11 AM  
 THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.



**BENCHMARK**  
 BENCHMARK: "RM 1", FROM FIRM MAP NUMBER 08119C0079 C, RM 1 = U.S.G.S. BRASS CAP AT THE NORTHEAST CORNER OF SEC. 6, T13S, R68W OF THE 6TH P.M. (ELEVATIONS ARE BASED UPON NGVD VERTICAL DATUM).

**BASIS OF BEARING**  
 ALL BEARINGS USED HEREIN ARE BASED ON AN ASSUMED BEARING OF N01°08'13"W, A DISTANCE OF 491.31 FEET (489.95 FEET OF RECORD) BETWEEN A REBAR AND ORANGE CAP STAMPED "RAMPART PLS 26965" AT THE SOUTHEAST CORNER OF A TRACT OF LAND RECORDED IN BOOK 275, AT PAGE 14 OF THE RECORDS OF THE TELLER COUNTY CLERK AND RECORDER AND A REBAR AND RED CAP STAMPED "RAMPART PLS 26965" AT THE NORTHEAST CORNER OF SAID TRACT OF LAND.

PREPARED BY:

AN EMPLOYEE-OWNED COMPANY

SEAL

**PRELIMINARY**  
 THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE

FOR AND ON BEHALF OF  
 MATRIX DESIGN GROUP, INC.  
 PROJECT No. 18.987.001

<b>WOODLAND PARK SELF STORAGE</b>			
WOODLAND PARK DEVELOPMENT PLAN			
BUILDING ELEVATIONS			
DESIGNED BY: EMS	SCALE: N.T.S.	DATE ISSUED: June 05 2018	DRAWING No. AR02
DRAWN BY: CRD	HORIZ. N.T.S.	SHEET 10 OF 10	
CHECKED BY: GGS	VERT. N.A.		

**CITY OF WOODLAND PARK, COLORADO**  
**RESOLUTION NO. 871, SERIES 2021**

A RESOLUTION REASSERTING THE RIGHTS OF THE CITY OF WOODLAND PARK AND ITS RESIDENTS AND  
CONDEMNING THE UNLIMITED USE OF EXECUTIVE ORDERS BEING ALLOWED BY THE COLORADO STATE  
LEGISLATURE

WHEREAS, the 14<sup>th</sup> Amendment to the United States Constitution states “No state shall make or enforce any law which shall abridge the privileges or immunities of citizens of the United States; nor shall any state deprive any person of life, liberty, or property, without due process of law; nor deny to any person within its jurisdiction the equal protection of the laws”; and

WHEREAS, the Supreme Court of the United States has upheld that individual citizens and groups have constitutionally protected rights of free speech, free assembly, and freedom to petition for redress of their grievances. *Edward v. South Carolina*, 372 U.S. 229, 235 (1963); and

WHEREAS, the Supreme Court of the United States has ruled on the powers of the State through their Governors to only enact Public Health Orders that have real and substantive relation to protecting the public health but stated, “it is equally true that in every well-ordered society charged with the duty of conserving the safety of its members the rights of the individual in respect of his liberty may at times, under the pressure of great dangers, be subjected to such restraint, to be enforced by reasonable regulations, as the safety of the general public may demand.”. *Jacobson v. Commonwealth of Massachusetts*, 197 U.S. 11 (1905)

WHEREAS, the Colorado Constitution in the Colorado Bill of Rights Article II, Section 24, *Right to assemble and petition* declares “The people have the right peaceably to assemble for the common good, and to apply to those invested with the powers of government for redress of grievances, by petition or remonstrance”; and

WHEREAS, the Constitution of Colorado Article II, Section 3 states, “All persons have natural, essential and inalienable rights, among which may be reckoned the right of enjoying and defending their lives and liberties; of acquiring, possessing and protecting property; and of seeking and obtaining their safety and happiness”; and

WHEREAS, the courts have repeatedly determined that the government is only lawfully permitted to regulate the time and manner of public gathering in the interest of public safety, peace, comfort of convenience. *Cantwell v. State of Connecticut*, 310 U.S. 296, 306 (1940) and “peaceable assembly for lawful discussion cannot be made a crime. The holdings of meetings for peaceable political action cannot be proscribed” *De Jonge v. State of Oregon*, 299 U.S. 353, 365 (1937); and

WHEREAS, the Governor has circumvented the representative balance of government, wherein emergency powers are limited and requires the legislature to convene to discuss and vote on any additional extension that would infringe on Coloradans liberties; we the elected officials in the City of Woodland Park call upon the Colorado State Legislature to vote on behalf of its citizens as to whether the Governor’s actions meet the limited requirements of protecting the health and safety of the public; and

WHEREAS, the citizens of Woodland Park have the Constitutional inalienable right to pursue happiness which includes the right to use their properties for any lawful purpose, among those purposes is to engage in commerce to provide livelihoods for themselves and the individuals in their employment; and

WHEREAS, on January 25, 2021, the Governor extended that state of emergency original declared on March 11, 2020 for the 11<sup>th</sup> time, continuing to negate legislative due process and abusing the emergency powers temporarily granted to him under Colorado Statutes; for when a state of emergency shows itself to operate in perpetuity; it becomes a state of tyranny;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WOODLAND PARK, COLORADO STATE THAT:

The Council Members of Woodland Park do not approve of the unchallenged and repeated extensions of executive orders.

The City Council of Woodland Park calls upon the Governor to take all necessary steps to prevent harm to its Citizens and local businesses.

The City Council of Woodland Park understands that, notwithstanding the lack of legislative intervention, State or County authorities have the right to enforce the public health orders that have been issued. The City of Woodland Park does not have the ability to preclude State or County enforcement actions.

Further, the City Council of Woodland Park does not have legal authority to protect or defend any business or individual that does not comply with State and County Public Health Orders.

The City Council of Woodland Park calls upon each business to be responsible in evaluating their own establishment and their capacity to safely accept patrons.

The City Council of Woodland Park calls upon patrons to use their best judgement when entering any store and freely walk away if they do not feel safe based on their personal health conditions.

The City Council of Woodland Park strongly encourages all citizens to follow Public Health Orders and take reasonable measures to ensure the health and safety of themselves, their families and their fellow citizens to reduce the risk of transmission of COVID-19.

THE FOREGOING RESOLUTION WAS ADOPTED BY THE CITY COUNCIL OF THE CITY OF WOODLAND PARK, COLORADO AT A REGULAR MEETING HELD IN WOODLAND PARK, COLORADO ON THE 4<sup>TH</sup> DAY OF FEBRUARY 2021.

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Hilary LaBarre, Mayor Pro-tem

ATTEST:

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Suzanne Leclercq, City Clerk



## City of Woodland Park Staff Report for City Council

Meeting Date: March 4, 2021

<u>Agenda Item</u>	<u>Department</u>	<u>Presenter</u>
11D	Finance	Emily Katsimpalis Finance Director

### **ITEM:**

Tax Revenue Update

### **BACKGROUND:**

The attached report reflects the City's three percent sales tax revenue and lodging tax **received** January 2021 for **sales incurred** by taxpayers during the month of December 2020.

Please note we moved to a new system, MUNIRevs, for business licensing as well as sales tax collection. The new business list and numbers will be updated for the January 2021 sales tax report.

**CITY OF WOODLAND PARK  
HISTORICAL TAX COLLECTIONS**

**December 2020**

(unaudited)

**Sales Tax Collection compared to prior years**

MTD 2020 vs. MTD 2019 – 37% increase

YTD 2020 vs. YTD 2019 – 11% increase

YTD 2020 vs. YTD 2018 – 14% increase

YTD 2020 vs. YTD 2017 – 22% increase

**Lodging Tax Collection compared to prior years**

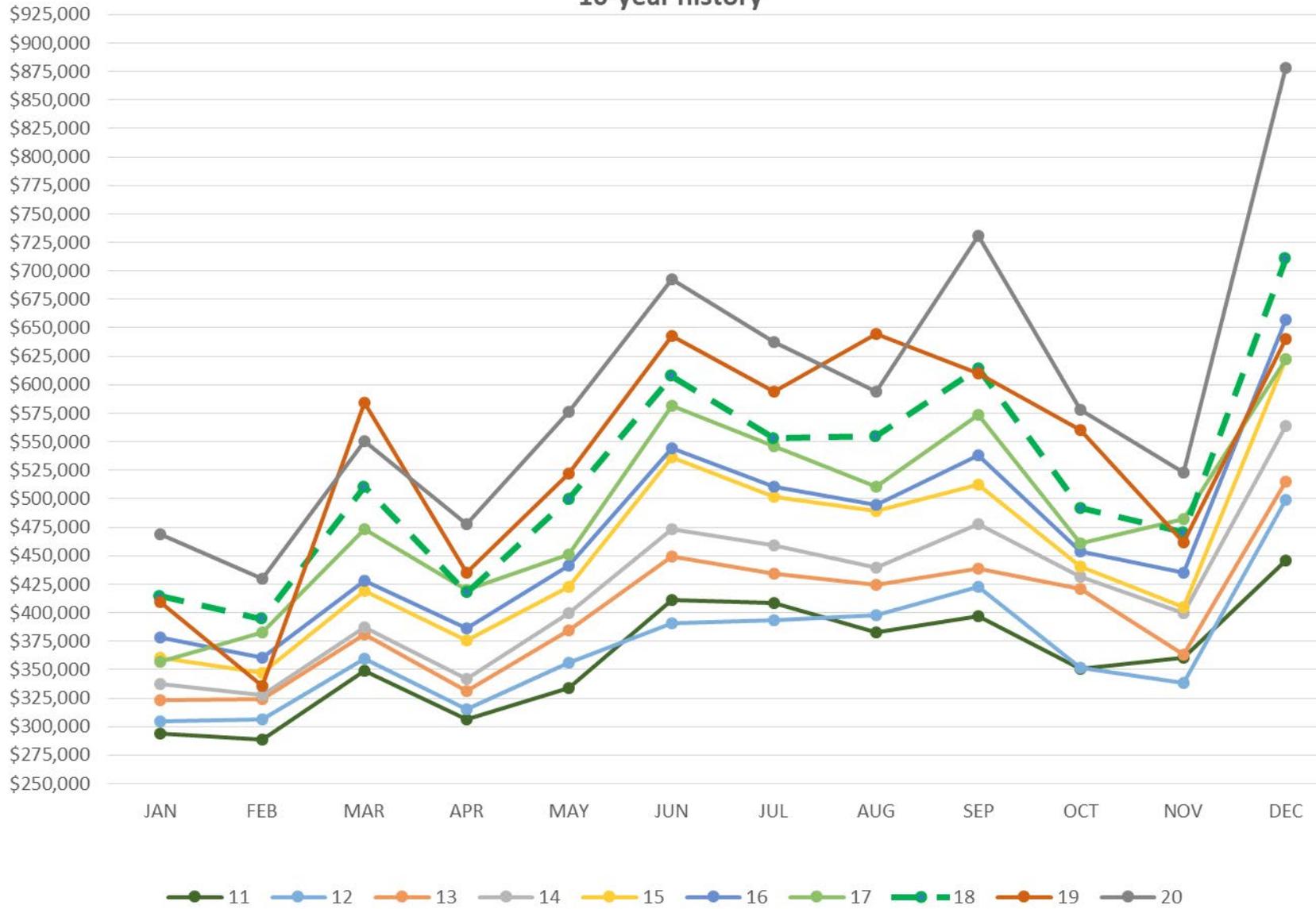
YTD 2020 vs. YTD 2019 – 9% increase

(see charts and tables below)

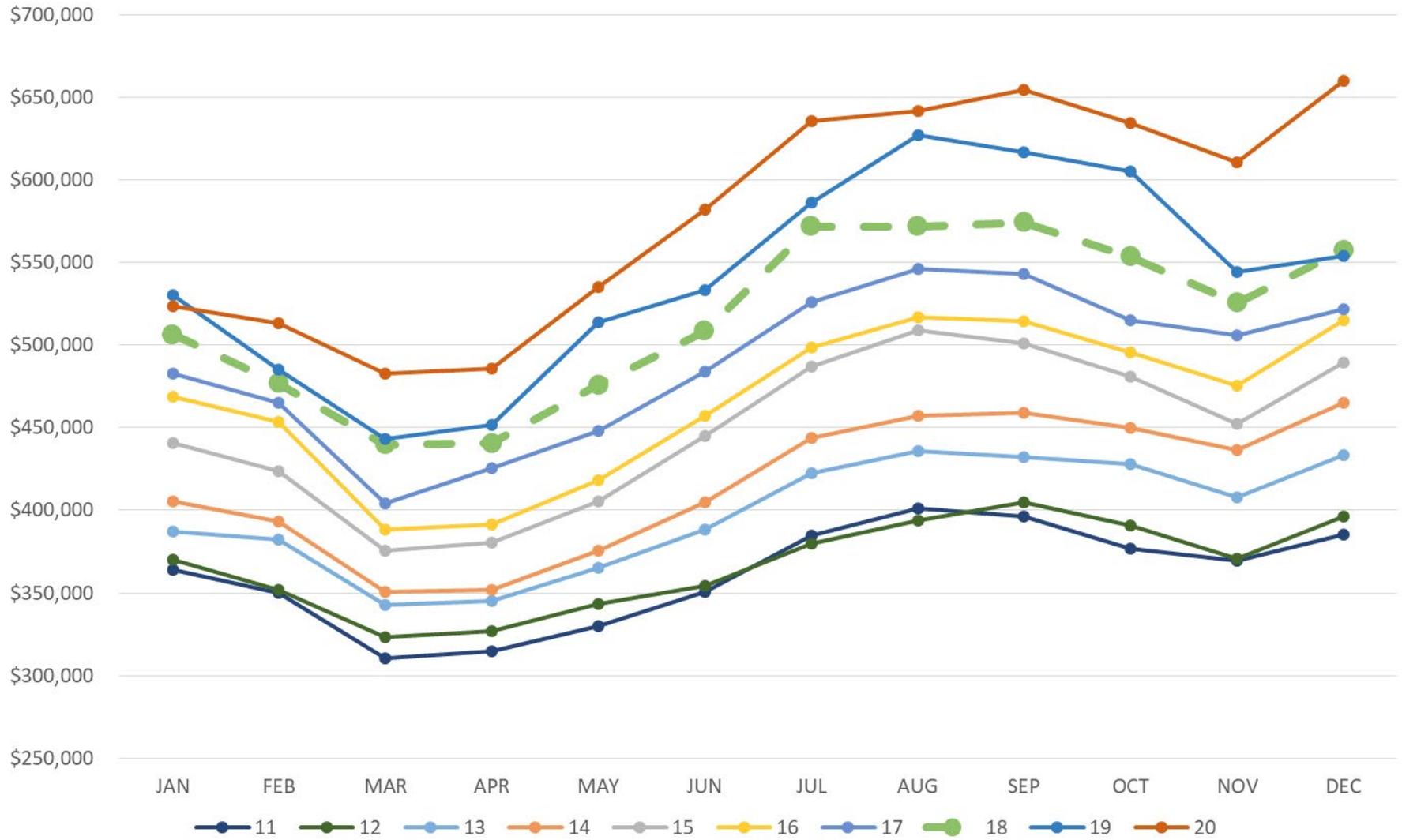
### City of Woodland Park Sales Tax Collections 2017-2020



### City of Woodland Park Sales Tax Collections 10-year history



**City of Woodland Park  
Sales Tax Collections  
Rolling 3-Month Average  
10-Year History**



**Annual 3% Sales Tax Collection 10-Year History by Month** (does not include the City's 1.09% sales tax for RE-2)

	11	12	13	14	15	16	17	18	19	20
JAN	\$293,508	\$304,571	\$323,621	\$337,313	\$360,348	\$377,888	\$356,613	\$414,283	\$409,798	\$468,475
FEB	\$288,866	\$306,084	\$324,061	\$327,397	\$347,055	\$360,223	\$382,348	\$394,349	\$335,333	\$429,745
MAR	\$348,880	\$359,606	\$380,656	\$386,803	\$418,812	\$428,017	\$473,419	\$510,278	\$584,507	\$550,768
APR	\$306,649	\$315,526	\$330,983	\$341,810	\$375,666	\$386,018	\$420,061	\$417,470	\$435,343	\$477,439
MAY	\$334,062	\$355,773	\$384,380	\$399,190	\$422,517	\$440,998	\$450,957	\$499,858	\$522,008	\$576,357
JUN	\$411,527	\$390,974	\$449,547	\$473,013	\$536,339	\$544,496	\$581,725	\$607,795	\$642,569	\$692,663
JUL	\$408,501	\$393,039	\$434,105	\$459,243	\$501,712	\$510,770	\$545,874	\$553,063	\$594,348	\$637,881
AUG	\$382,666	\$398,219	\$424,025	\$439,395	\$489,560	\$494,905	\$510,191	\$554,799	\$644,473	\$594,142
SEP	\$397,063	\$422,565	\$438,862	\$477,853	\$512,221	\$538,141	\$573,766	\$614,404	\$610,360	\$730,476
OCT	\$350,740	\$351,905	\$421,024	\$431,819	\$440,193	\$453,849	\$460,952	\$491,494	\$560,010	\$578,061
NOV	\$360,495	\$338,598	\$363,458	\$399,206	\$405,197	\$434,807	\$482,500	\$470,367	\$461,604	\$523,004
DEC	\$445,725	\$498,801	\$514,984	\$563,532	\$622,513	\$657,016	\$622,098	\$710,516	\$640,506	\$877,951
TOTALS	\$ 4,328,682	\$ 4,435,661	\$ 4,789,706	\$ 5,036,574	\$ 5,432,133	\$ 5,627,128	\$ 5,860,504	\$ 6,238,675	\$ 6,440,861	\$ 7,136,962
1% amount	\$1,442,894	\$1,478,554	\$1,596,569	\$1,678,858	\$1,810,711	\$1,875,709	\$1,953,501	\$2,079,558	\$2,146,954	\$2,378,987
2% amount	\$ 2,885,788	\$ 2,957,107	\$ 3,193,137	\$ 3,357,716	\$ 3,621,422	\$ 3,751,419	\$ 3,907,003	\$ 4,159,117	\$ 4,293,907	\$ 4,757,975

**Annual Lodging Tax Collections 10-Year History by Month**

	11	12	13	14	15	16	17	18	19	20
JAN	\$ 2,201	\$2,539	\$3,571	\$4,734	\$4,003	\$6,484	\$4,604	\$4,417	\$4,136	\$3,944
FEB	\$ 3,325	\$3,258	\$3,458	\$3,578	\$4,067	\$5,031	\$4,836	\$4,253	\$3,990	\$4,071
MAR	\$ 4,169	\$4,786	\$5,438	\$6,630	\$8,166	\$7,595	\$4,936	\$9,938	\$11,623	\$5,576
APR	\$ 4,922	\$4,192	\$4,648	\$4,947	\$5,924	\$6,177	\$9,705	\$6,768	\$8,666	\$1,598
MAY	\$ 7,982	\$6,998	\$9,411	\$10,522	\$9,799	\$11,504	\$11,652	\$12,073	\$12,368	\$9,046
JUN	\$ 14,425	\$14,814	\$17,999	\$16,144	\$19,332	\$21,492	\$25,295	\$30,867	\$24,744	\$27,267
JUL	\$ 18,909	\$14,078	\$16,913	\$20,630	\$20,852	\$23,862	\$25,998	\$24,867	\$27,564	\$34,220
AUG	\$ 14,056	\$13,330	\$15,350	\$13,101	\$19,589	\$19,739	\$20,545	\$20,572	\$24,198	\$32,413
SEP	\$ 12,718	\$12,267	\$14,067	\$17,127	\$16,412	\$20,863	\$23,805	\$26,415	\$25,655	\$37,969
OCT	\$ 5,270	\$5,825	\$7,796	\$7,764	\$9,761	\$11,038	\$10,748	\$9,656	\$10,207	\$31,347
NOV	\$ 4,010	\$4,516	\$5,325	\$5,185	\$6,490	\$6,936	\$6,524	\$9,092	\$6,843	\$33,788
DEC	\$ 3,780	\$5,055	\$4,851	\$5,749	\$6,658	\$7,276	\$10,016	\$13,281	\$11,361	\$12,432
TOTAL	\$ 95,767	\$91,658	\$108,827	\$116,111	\$131,053	\$147,997	\$158,664	\$172,198	\$171,357	\$233,670

**CITY OF WOODLAND PARK  
ANNUAL BUSINESS LICENSE REVENUE  
Ten year history  
(2021 as of January)**

